

Greater Nottingham Strategic Plan



Publication Draft: Sustainability Appraisal Report Appendix H: Appraisals for strategic sites in Rushcliffe September 2024

Greater Nottingham
Planning Partnership



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Introduction

This appendix updates and supersedes the Preferred Approach Sustainability Appraisal Report Appendix H (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).

This is an appendix to cover the reasonable alternatives for site options within the Rushcliffe Borough Council area. This appendix should be read alongside the Sustainability Appraisal Report (2024).

The appendix includes the following:

- Tables which identify the selected reasonable alternatives for site appraisal within each of the following areas:
 - R01 East Bridgford
 - R02 Newton
 - R03 Bingham
 - R04 Aslockton
 - R05 Orston
 - R06 Radcliffe on Trent
 - R07 Lady Bay / Gamston
 - R08 Cotgrave
 - R09 Langar
 - R10 Edwalton
 - R11 Tollerton / Gamston
 - R12 Ruddington
 - R13 Keyworth
 - R14 Stanton on the Wolds / Kinoulton
 - R15 A453 Corridor
 - R16 East Leake
 - R18 Cropwell Bishop
 - R19 Bunny
 - R20 Sutton Bonington
- SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for site appraisals on the reasonable alternatives.
- Site appraisals on the reasonable alternative sites.

The outcomes of selecting the reasonable alternatives and the results of the site appraisals for Rushcliffe Borough Council as shown in this appendix are summarised in section 9D of the Sustainability Appraisal Report.

Sites for consideration

The Sustainability Appraisal Report explains the process of selecting the reasonable alternatives for site options for appraisal.

It includes a table to show the outcome of selecting the reasonable alternatives for housing/mixed use development for each area supported by a map to show all sites considered. This section also includes a table to show the outcome of selecting the reasonable alternatives for employment development supported by a map to show all sites considered.

Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.

Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.

Sites identified as red are not considered reasonable alternatives for strategic housing/mixed use or employment.

Sites for housing/mixed use development

Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change during the plan making process following future submissions by the landowner, consultees and further assessment by the local authority.

Sites for strategic distribution development

The assessment of strategic distribution sites has been undertaken separately from general employment sites due to their scale, locational and infrastructure requirements and environmental impacts. Reasonable alternatives were identified from a pool of sites that were either: submitted to the Councils, during a call for sites exercise; promoted by landowners for employment and may be suitable for strategic B8 use; or within Strategic Employment Land Assessments.

The identification of sites as reasonable alternatives was undertaken within the Strategic Distribution Background Paper. This considered their scale (sites should be over 25 hectares), access to the strategic highway network, and location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study)

Those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this assessment.

Sites for Residential Development

Area: R01 East Bridgford

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R01.1PA	East of East Bridgford	823	Site is strategic in scale. However, it is located adjacent to East Bridgford which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R01.2PA	Land West of Kneeton Road	124	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R01.3PA	Land at Springdale Lane	180	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R02 Newton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R02.1PA	West of RAF Newton	2550	Yes. The site is adjacent to the existing Former RAF Newton strategic allocation (within the adopted Core Strategy). Comprises two distinct areas, the smaller area overlaps with the northern section of the strategic allocation. This section is proposed as green infrastructure within the allocation.
R02.2PA	Former RAF Newton Strategic Allocation	528	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

Area: R03 Bingham

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R03.1PA	North and East of Bingham	4400	Yes. The site is located at Bingham, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach. It is adjacent to and would comprise an extension to the North of Bingham strategic allocation.
R03.2PA	Land Southwest of Car Colston	1700	Site is strategic in scale. However, it is located at Car Colston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R03.3PA	Land North of Bingham Strategic Allocation	1050	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

Area: R04 Aslockton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R04.1PA	Land North of Abbey Road Site B	385	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R04.2PA	Land North of Abbey Road Site A	65	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R04.3PA	Land West of Aslockton	200	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R04.4	Land at Old Grantham Road	90	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R05 Orston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R05.1PA	Orston Strategic Location for Growth	3000	Site is strategic in scale. However, it is located at Orston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

Area: R06 Radcliffe on Trent

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R06.1PA	Hall Farm, Grantham Road	700	Yes. The site is strategic in scale and located adjacent to Radcliffe on Trent, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R06.2PA	East of Radcliffe on Trent	700	Yes. The site is strategic in scale and located adjacent to Radcliffe on Trent, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R06.3PA	North of Shelford Road	150	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R07 Lady Bay / Gamston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R07.1PA*	East of Lady Bay	1,160	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.
R07.2PA	North of Gamston	3000	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.

Area: R08 Cotgrave

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R08.1PA	Colston Gate	170	Yes. Although below 500 units, the site is adjacent to Cotgrave which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach. It is also within the R08 Cotgrave Extension Potential Area for Strategic Growth (as identified in the Greater Nottingham Growth Options Study). Site may be able to deliver more dwellings as a significant area of the site is set aside for green infrastructure. It is also the largest submitted site at this Key Settlement.
R08.2PA	Cotgrave East	90	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R08.3PA	Cotgrave West	220	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R08.4PA	Cotgrave North	125	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R08.5PA	Former Cotgrave Colliery Strategic Allocation	470	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Whilst all the homes have been delivered on the site, retention is required to manage the remaining employment development. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

Area: R09 Langar

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R09.1PA	Langar Airfield	3000	Site is strategic in scale. However, it is located at Orston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

Area: R10 Edwalton, West Bridgford

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R10.1PA	West of Sharphill Wood	300	Yes. Although the site is below the 500 dwelling threshold it covers 34 hectares, and it is located adjacent to the main built-up area of Nottingham and the Melton Road Strategic Allocation.
R10.2PA	Edwalton Golf Course	740	Yes. The site is strategic in scale, is identified as safeguarded land within the adopted Local Plan, is within the A52 and located adjacent to the main built-up area of Nottingham.
R10.3PA	Land at Wilford Road	325	Yes. Although the site is below the 500 dwelling threshold it is located adjacent to the main built-up area of Nottingham.
R10.4PA	Land south of Wheatcroft Island	2000	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.
R10.5PA	Land at Melton Road Strategic Allocation	1700	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, although a significant proportion of the site has extant permissions and has been developed, its retention as a strategic allocation should be appraised as a realistic site option.

Area: R11 Tollerton / Gamston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R11.1PA*	South of Gamston	500	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham and East Gamston/North Tollerton Strategic Allocation.
R11.2PA	East of Tollerton	475	Site is strategic in scale (just below 500 units). However, it is located at Tollerton which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R11.3PA	Burnside Grove	150	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R11.4PA	Land West of Tollerton	370	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R11.5PA	East of Gamston North Tollerton Strategic Allocation	4000	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. No planning permissions granted. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.
R11.6*	North of Tollerton	1,200	Site is strategic in scale. However, it is located at Tollerton which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

Area: R12 Ruddington

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R12.1PA	West of Pasture Lane	350	Yes. Although the site is below the 500 dwelling threshold it is located adjacent to the main built-up area of Nottingham and Ruddington. Ruddington is identified as a Key Settlement within the adopted Core Strategy and the GNSP Preferred Approach.
R12.2PA	East of Ruddington	2,600	Yes. The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R12.3PA*	North Ruddington	730	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R12.4PA	Land to West of Loughborough Road	50	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R13 Keyworth

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R13.1PA	West of Keyworth	1,120	Yes. The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R13.2PA	Land off Nicker Hill	315	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R13.3PA	South of Keyworth	45	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R14 Stanton on the Wolds / Kinoulton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R14.1PA	Land at Jericho Farm	6,289	This comprises a standalone settlement, beyond the main urban area and unconnected to a Key Settlement or other village. It is split either side of the A46 and is promoted as a mix use site. The preferred approach does not propose a new settlement. Consequently, this site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R14.2PA	Land at Owthorpe Lane	310	Kinoulton is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

Area: R15 A453 Corridor

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R15.1PA	East of A453	3000	Yes. The site is strategic in scale and located adjacent to the Clifton Strategic Allocation and the main built-up area of Nottingham.
R15.2PA	East of Kingston on Soar	6000	Although this site is located adjacent to the proposed Ratcliffe on Soar Local Development Order (LDO), it would comprise a standalone new settlement. The site is strategic in scale. However, the preferred approach does not propose any new settlements and it does not need to be appraised. This will be kept under review if the strategy changes and additional sites are required.
R15.4PA	Land East of Gypsum Way, Gotham	78	Site is below the strategic site threshold and Gotham is not identified as a Key Settlement within the adopted Core Strategy or GNSP Preferred Approach. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R15.5PA	South of Clifton Strategic Allocation	3000	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, although the site has extant outline permissions with early phases approved in full, its retention as a strategic allocation should be appraised as a realistic site option.

Area: R17 East Leake

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R16.1*	Land off Stonebridge Drive	100	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R16.2*	Land off West Leake Road	515	Yes. The site is strategic in scale and located adjacent to East Leake, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R16.3*	Land to the south of Rempstone Road	500	Yes. The site is strategic in scale and located adjacent to East Leake, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.

Area: R18 Cropwell Bishop

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R18.1PA	Land West of Cropwell Bishop	2,400	Cropwell Bishop is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach does not direct strategic development to non-Key Settlements, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

Area: R19 Bunny

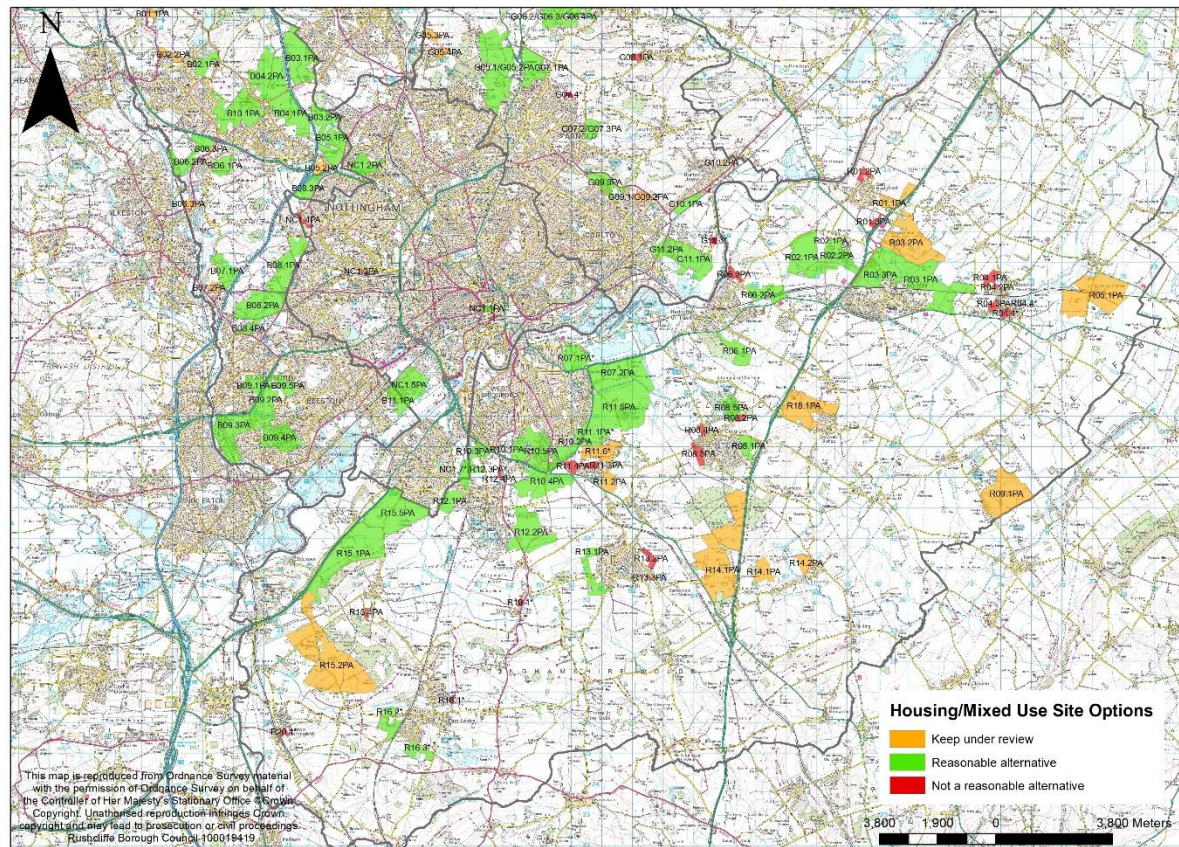
Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R19.1*	Land north of Bunny CofE school	50	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R20 Sutton Bonington

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R20.1*	Land south of Landcroft Lane	95	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Map of housing/mixed use development site options for consideration

The housing/mixed use development site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.

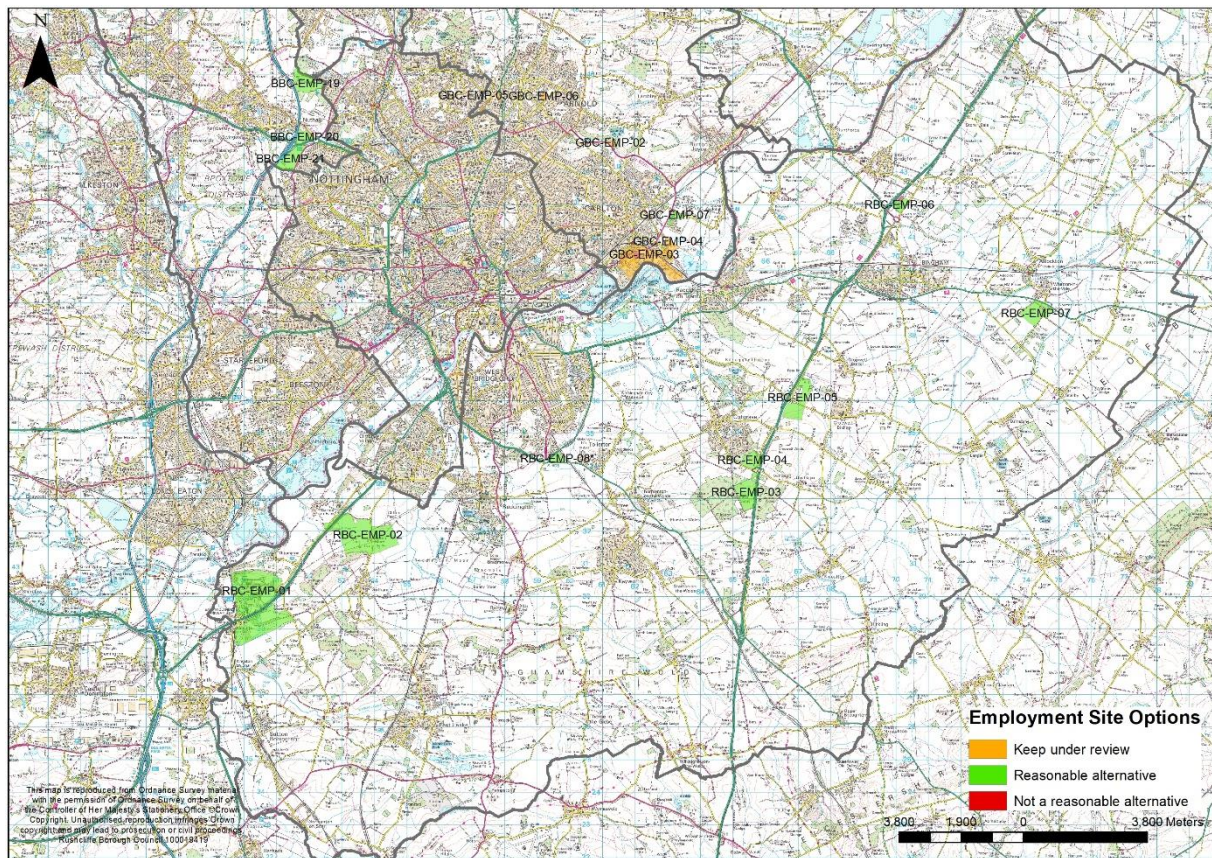


Sites for employment development

Site ref	Site name	Site size (ha)	Is this a realistic option?
RBC-EMP-01	Ratcliffe on Soar Power Station	264	Yes. This is a strategic employment site, that is designated a Freeport and part of the Development Corporation (alongside East Midlands Airport and Toton). Delivery of this site, which is located adjacent to the A453 (M1), is a fundamental component of the Greater Nottingham Strategic Plan's Preferred Approach.
RBC-EMP-02	Nottingham 'Gateway'	168	Yes. Site is strategic in scale and located adjacent to the Clifton mixed use strategic allocation (identified in the Local Plan) and A453 (part of the strategic road network).
RBC-EMP-03	South of Owthorpe Lane	51	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-04	North of Owthorpe Lane	23	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-05	Stragglethorpe Junction	51	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-06	Margidunum Business Park	14	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-07	South of A52, Whatton	41	Yes. Site is strategic in scale and located adjacent to the A52 (part of the strategic road network).
RBC-EMP-08*	Melton Road, Edwalton	11	Yes. Site is strategic in scale and located adjacent to the A52 (part of the strategic road network).

Map of employment site options for consideration

The employment site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.

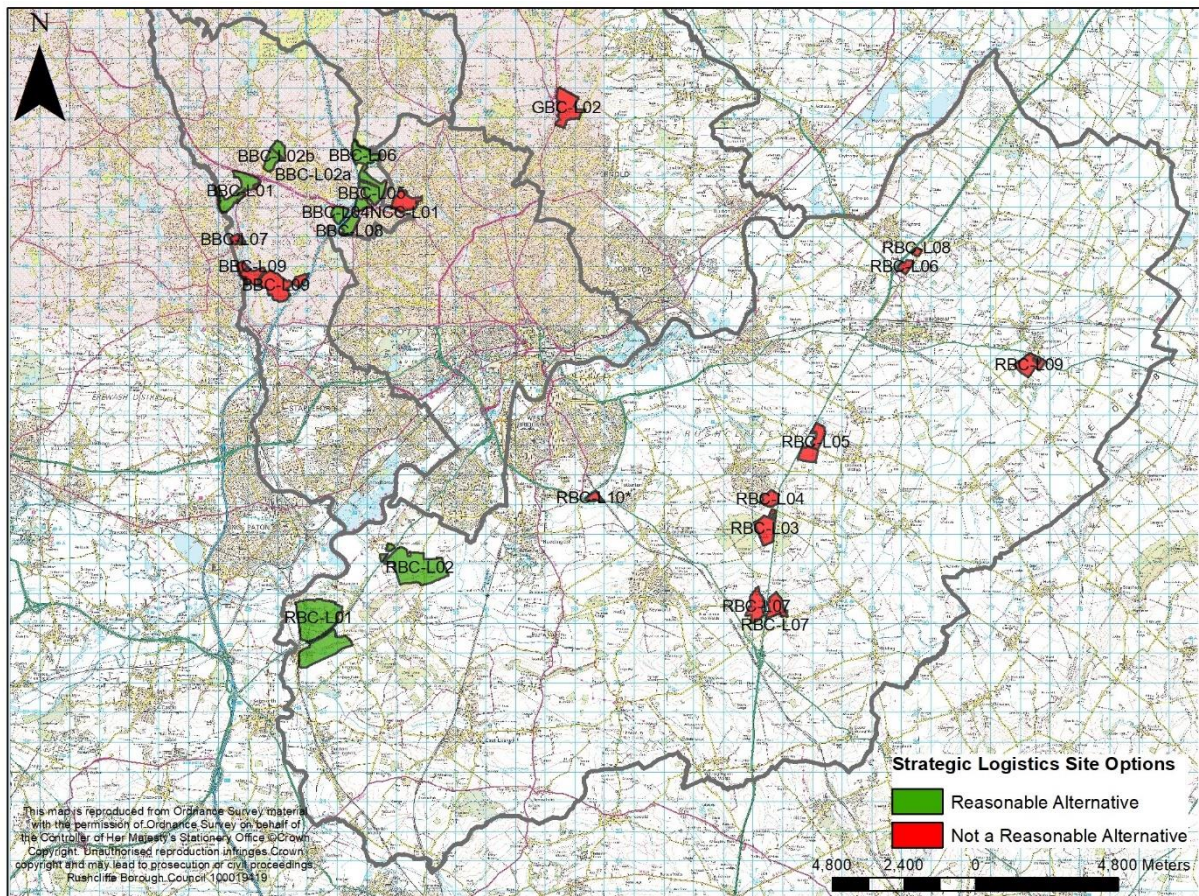


Sites for strategic distribution development

Site ref	Site name	Site size (ha)	Is this a realistic option?
RBC-L01	Ratcliffe on Soar Power Station	155	Yes. The site is strategic in size and is well located adjacent to the strategic road network and with good access to it. Part of the site is promoted by the landowner as a location for strategic distribution and 180,000 sqm of logistics development is identified within the draft Local Development Order.
RBC-L02	Nottingham 'Gateway'	168	Yes. The site is strategic in size and is well located adjacent to the strategic road network.
RBC-L03	South of Owthorpe Lane	50	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Iceni Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L04	North of Owthorpe Lane	23	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Iceni Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L05	Stragglethorpe Junction	51	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Iceni Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L06	Margidunum Business Park	14	No. It is not within an Area of Opportunity as identified in the Iceni Study. The site's location to the strategic road network is not considered optimal for strategic distribution. It is not close or adjacent to populations centres within the main urban area of Nottingham. The site is likely to include archaeological remains of the Roman town of Margidunum.
RBC-L07	Jerico Farm	75	No. It is not within an Area of Opportunity as identified in the Iceni Study. The site's location to the strategic road network is not considered optimal for strategic

			distribution. It is not close or adjacent to populations centres within the main urban area of Nottingham.
RBC-L08	Butt Lane (Fosse Way), East Bridgford	5.5	No. The site is not strategic in size. The site is not located within an Area of Opportunity within the Iceni Strategic Distribution Study.
RBC-L09	Land south of A52	40	No. It is not within an Area of Opportunity as identified in the Iceni Study The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L10*	Melton Road, Edwalton	11	No. It is not within an Area of Opportunity as identified in the Iceni Study The site's location to the strategic road network is not considered optimal for strategic distribution.

The strategic distribution site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.



Site appraisals

The Sustainability Appraisal Report explains the Sustainability Appraisal Framework. The SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for the site appraisals is shown below.

The Sustainability Appraisal Report explains how the reasonable alternatives were appraised.

A total of 25 strategic housing/mixed use sites were identified as reasonable alternatives:

- R02.1PA West of RAF Newton
- R02.2PA Former RAF Newton Strategic Allocation
- R03.1PA North and East of Bingham
- R03.3PA Land North of Bingham Strategic Allocation
- R06.1PA Hall Farm, Grantham Road
- R06.2PA East of Radcliffe on Trent
- R07.1PA* East of Lady Bay
- R07.2PA North of Gamston
- R08.1PA Colston Gate
- R08.5PA Former Cotgrave Colliery Strategic Allocation
- R10.1PA West of Sharphill Wood
- R10.2PA Edwalton Golf Course
- R10.3PA Land at Wilford Road
- R10.4PA Land South of Wheatcroft Island
- R10.5PA Land at Melton Road Strategic Allocation
- R11.1PA* South of Gamston
- R11.5PA East of Gamston North Tollerton Strategic Allocation
- R12.1PA West of Pasture Lane
- R12.2PA East Ruddington
- R12.3PA* North Ruddington
- R13.1PA West of Keyworth
- R15.1PA East of A453
- R15.5PA South of Clifton Strategic Allocation
- R16.2* Land off West Leake Road
- R16.3* Land to the South of Rempstone Road

A total of 8 strategic employment sites were identified as reasonable alternatives:

- RBC-EMP-01 Ratcliffe on Soar Power Station
- RBC-EMP-02 Rushcliffe Gateway
- RBC-EMP-03 South of Owthorpe Lane
- RBC-EMP-04 North of Owthorpe Lane
- RBC-EMP-05 Stragglethorpe Junction
- RBC-EMP-06 Margidunum Business Park
- RBC-EMP-07 South of A52 Whatton

- RBC-EMP-08* Melton Road, Edwalton

A total of 2 strategic distribution sites were identified as reasonable alternatives:

- RBC-L01 Ratcliffe on Soar Power Station
- RBC-L02 Nottingham 'Gateway'

Each site option was assessed against the SA objective which include site criteria questions set out in the matrix scoring system. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.

SA Framework 2 – site criteria

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	Single site provides a strategic level of 500+ houses in and adjoining the built up area or key settlement Provides housing which makes a significant contribution or fully meets the housing need	Site provides a strategic level of up to 500 houses in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides housing which contributes to meeting housing needs	Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development		Results in the loss of a strategic level of housing

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	Provides a strategic level of jobs (500+) in and adjoining the built up area or key settlement Provides new job opportunities in areas of deprivation	Provides a strategic level of jobs (up to 500) in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides local labour agreements on projects (including jobs in construction industry)	Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development	Results in the loss of jobs on a partially occupied site	Results in the loss of a strategic level of jobs Results in the loss of jobs on a fully occupied site

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	Single site provides a strategic level of employment on 5+ ha or more or 20,000+ sq. m or more in and adjoining the built up area or key settlement	Site provides a strategic level of employment covering 5 ha or more or 20,000 sq. m or more in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides opportunity for training and / or high knowledge sectors (i.e. office based) Provides live-work units	Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development Assumes all housing sites make appropriate education provision	Results in the loss of part of land for employment, retail or mixed use	Results in the loss of a strategic level of employment Results in the loss of land for employment, retail or mixed use Results in the loss of live-work units

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	Provides new town centre uses or mixed use in the existing centre Within 400 metres walking distance of shopping centre	Provides new mixed use (including non-town centre uses) in the existing centre Access to shopping centre within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact on the vitality and viability of the existing centre	Results in the loss of mixed use (including non-town centre uses) in the existing centre	Results in the loss of town centre uses in the existing centre

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	Within 400 metres walking distance of health facilities and recreational area or accessible blue-green infrastructure	Access to health facilities within 30 minutes travel time by public transport, walking or cycling Within 400 metres walking distance of recreational area or accessible blue-green infrastructure	Uncertain or No impact		Access to health facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of recreational area or accessible blue-green infrastructure

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?			Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	Within 400 metres walking distance of at least two community facilities Provides new community facilities on site	Access to community facilities within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact		Access to community facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of existing community facilities

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	Located within or adjoining the main built up area with existing transport infrastructure and has good direct route(s) to existing businesses and shopping centres Within 400 metres walking distance to a bus/rail/tram stop and / or designated cycle route	Between 400 and 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route.	Uncertain or No impact Assumes site will not affect the continuity of Rights of Way		Not within 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route Site is not accessible by public transport

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	Site is on previously developed land or brownfield land within or adjoining the main built up area or key settlement	Site is on predominantly previously developed land or brownfield land within or adjoining the main built up area or key settlement Site is on previously developed land or brownfield land and not adjoining the main built up area or key settlement	Uncertain or No impact [Note biodiversity value may not be known]	Site is on predominantly greenfield land	Site is on greenfield land

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions		

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			Uncertain or No impact as the site will not impinge on an existing Air Quality Management Area or does not fall within Nottingham Urban Area agglomeration zone	Site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone	Site falls within an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone Site is likely to impact an area of poor air quality (and creating an Air Quality Management Area)

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	Site located within EA Flood Zone 1		<p>Site within area likely to be impacted as a result of scheduled flood prevention infrastructure</p> <p>Within area of very low risk of surface water run-off</p> <p>Source Protection Zone not relevant for housing sites</p> <p>Employment sites may lead to harm to Source Protection Zone</p>	<p>Part of site located within EA Flood Zone 2 or 3</p> <p>Within area of low to medium risk of surface water run-off</p>	<p>Majority of site or whole site located within EA Flood Zone 2 or 3</p> <p>Within area of high risk of surface water run-off</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		Improves underused or undervalued open space Provide 10% open space on existing brownfield land	Uncertain or No impact It is expected that a site would create at least 10% biodiversity net gain	Site adjacent open space, biodiversity or designated site of nature conservation interest Results in the loss of hedgerows and trees	Results in partial or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
14. Landscape To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		Would conserve, enhance or restore the features and characteristics of the landscape in the present form	<p>Uncertain</p> <p>or</p> <p>No impact</p>	Would not conserve, enhance or restore the features and characteristics of the landscape in the present form	Would have an adverse impact on local landscape character

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	Site promotes major opportunity to enhance or better reveal the significance of a heritage asset including its setting	Would conserve, enhance or restore the features and characteristics of the townscape in the present form Site promotes opportunity to enhance or better reveal the significance of a heritage asset including its setting Provides opportunities for heritage based tourism or heritage led regeneration	Uncertain or No impact as no heritage assets or their setting are likely to be affected	Would not conserve, enhance or restore the features and characteristics of the townscape in the present form The setting and significance of designated heritage assets may be harmed by the site. There may be opportunities for mitigation The setting and significance of non-designated heritage assets may be harmed by the site	Would have an adverse impact on local townscape character The setting and significance of designated heritage assets will be harmed by the site. There are no opportunities for mitigation Results in the loss of opportunities for heritage based tourism or heritage led regeneration

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			Uncertain or No impact as the site is not on best and most versatile land (agricultural soil grade 1, 2 or 3a) and on moderate, poor or very poor soil (agricultural soil grade 3b, 4 or 5)	All sites will result in increased household and commercial waste	Site is on best and most versatile land (agricultural soil grade 1, 2 or 3a) It would sterilise existing mineral resources which can be viably extracted

Site assessments on reasonable alternatives for housing / mixed use sites

Broad area: R02 Newton

Site: R02.1PA – West of RAF Newton

Comprised of sites:

- R02.1 – Land east of RAF Newton
- R02.2 – Land west of RAF Newton

Factors	Details
SHLAA reference	SHLAA/NEW/501 (comprised of SHLAA/NEW/004 & SHLAA/NEW/005)
Size	144 ha.
No of dwellings/ estimated employment floorspace	2700 based on SHLAA Joint Methodology
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	<p>The site is not allocated for housing but adjoins the existing strategic allocation at RAF Newton and may be suitable for further strategic level of housing development.</p> <p>The site could provide housing that would make a significant contribution to meeting the housing need.</p>	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site could potentially provide up to 500 jobs in conjunction with the existing/proposed employment uses at Newton Business Park. The site may include job opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site adjoins the existing strategic allocation at RAF Newton and may be suitable for further employment, retail or mixed-use development of an appropriate scale. Subject to advice from NCC, given its significant size, the site may be required to include educational facilities.	The size of the site does offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre uses but may be suitable for some new town centre uses of an appropriate scale to serve the redevelopment of the site.</p> <p>The centre of the site is more than 400m from the Bingham District Centre but is within 30 minutes travel time bicycle of that Centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 mins travel time by bike and car of Bingham Medical Centre.</p> <p>The centre of the site is not within 400m walking distance of recreational area but is within 400m of a bridleway (Shelford BW20). The site is also in close proximity of the A46 and A52 Primary BGI networks, as identified in the Greater Nottingham BGI Strategy. These networks provide active travel routes to Nottingham, Bingham and Newark.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Ensure development creates new onsite multifunctional recreational open space.</p> <p>Ensure development provides cycling and pedestrian access to the A46 and A52 BGI networks.</p> <p>Former airfield perimeter road could be formed into an extension to the existing nearby bridleway.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400m walking distance of any of the community facilities in Bingham but is within 30 minutes travel time by bike of Bingham Leisure Centre, the post office and library in Bingham. The development of the site would not result in loss of a community facility. The site is not within or adjoining a deprived area.	Ensure community facilities to support the development are provided within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	--	<p>The site is not accessible by public transport (ie: it is more than 800 metres from a bus stop/railway station or designated cycle route).</p> <p>The site is close to but separated from the main built up area of Bingham by the A46. The nearest railway station, Bingham, is located approximately 3km distance but lacks a direct walking route.</p> <p>The site is within 30 minutes public transport time of community facilities, schools etc.</p>	<p>Ensure that provision is secured for bus services to enter the site to serve the development.</p> <p>Ensure contribution towards delivery of proposed footbridge over A46 is secured to improve pedestrian access to Bingham and its existing transport links.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	?	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but has a band of land running east-west across the southern part of the site that is at low to high risk surface water flooding.</p> <p>There are no rivers or water courses within 8 metres of the site so it is unlikely that the site would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>The site is not within or adjoining an SPZ.</p> <p>It is unknown at this stage if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	+	<p>The site is located within the proximity of the A46 and A52 BGI strategic network as identified within the GNBGI Strategy.</p> <p>The site is not adjacent to a designated site of nature conservation.</p> <p>As a former airfield the site does not have hedgerows that would be lost by re-development but some loss of trees in southern part of site could occur.</p> <p>The site is of sufficient size for onsite open space and BNG to be created/achieved. Development of the site would not result in loss of existing open space</p>	<p>Ensure enhancement of retained existing habitats and creation of new habitats/BNG is secured within the site.</p> <p>Where possible ensure development provides links to existing BGI corridors.</p> <p>Former airfield perimeter road could be formed into an extension to the existing nearby bridleway to create new, enhanced BGI route(s)</p>

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). Both the condition and strength of the landscape within this DPZ are moderate and the overall landscape strategy is to enhance.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R02) as green for landscape and topography. It notes the area is largely flat with the area south of Shelford Road being visually enclosed by vegetation with the potential to use existing hedgerows and small blocks of trees to create new green infrastructure networks. The study recommends Shelford Road and the former airfield boundary as defensible boundaries with development confined to the south of Shelford Road to prevent coalescence with East Bridgford.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			conserve it in its present form, however, at this stage the severity of any impact cannot be determined.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	No designated heritage assets on the site but there may be non-designated assets associated with the former airfield which require preserving (eg; pillboxes/shelters). Setting of pillboxes and other structures would be significantly affected by development of the airfield. Unknown what effect, if any, development would have on the enhancement of existing heritage assets or on heritage-based tourism/heritage led regeneration. Unlikely that development of the site would lead to the adaptive reuse of a heritage asset.	Ensure any non-designated heritage assets within the site are protected or appropriately recorded.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The northern and central parts of the site (ie: the area formerly used as the airfield) are not graded. Southern areas of the site around and between Dawsons and Jubilee Plantations are graded as very good (Grade 2) agricultural land.</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	Ensure development of site avoids areas that are classified as very good agricultural land.

Site: R02.2PA – Former RAF Newton Strategic Allocation

Factors	Details
SHLAA reference	SHLAA/NEW/002
Size	29 ha.
No of dwellings/ estimated employment floorspace	528 dwellings (based on extant planning permission)
Existing Use	Former RAF buildings

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	<p>The site is allocated for housing and has an extant planning permission for up to 550 dwellings (including the provision of 5% affordable housing). The housing onsite is currently under construction.</p> <p>The continued delivery of the housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	<p>The existing hangers on the site have been retained for employment uses and provides a number of existing jobs.</p> <p>The future delivery of the remaining areas in the south-east corner of the site for employment uses could provide approximately 259 new jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	<p>The site is a single site that is allocated for employment and has planning permission for up to 5.2ha of new employment land.</p> <p>The site is allocated for specified employment uses (ie: class B1, B2 & B8).</p> <p>The existing hangers on the site are in use for employment purposes and is protected by Policy 22.</p> <p>A new primary school is allocated on the site to serve the residential development.</p> <p>Planning permission for 50 mixed live-work units was originally granted but these were subsequently amended to market dwellings to overcome viability issues.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is allocated to provide a neighbourhood centre of appropriate scale to serve the residential development and has planning permission for ancillary town centre uses.</p> <p>The site is more than 400 metres of an existing shopping centre but is within 30 travel time by bike and bus of Bingham District Centre.</p> <p>The development of the site would not result in the loss of a town centre use or mixed use in a shopping centre.</p>	<p>Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site is within 30 mins travel time of a health facility (Bingham Medical Centre) by bicycle and bus, but more than 30 minutes travel time on foot.</p> <p>The site is within 400 metres walking distance of the existing recreational open space provided within Phase 1 and planning permission has been secured requiring the laying out of allotments and various playing fields (cricket and football) in the northern part of the site.</p> <p>Development on the site would not result in the loss of accessible BGI.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	0	<p>Negligible impact.</p> <p>Nottinghamshire Police raised no objection to the layout of the residential areas of the site that have planning permission.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not currently within 400 metres walking distance of community facilities but obligations to provide either a financial contribution towards or the provision of a new community centre and primary school within the site have been secured through a section 106 agreement. The development of the site would not result in the loss of a community facility. The site is not within or adjoining a deprived area.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The developed part of the site is accessible to buses with stops on Fairway Crescent and Wellington Avenue providing reasonably regular services into Bingham, Newark and Nottingham (ie: the Rushcliffe Villager, nos.91 and 354). The site lacks a direct walking route into Bingham, being separated by the A46, however, the provision of a footbridge has been secured under the planning permission for the site, although this has not been delivered yet.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	The site is predominantly on brown field land with areas of greenfield land towards the south-eastern edge of the site.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure development provides utilises building design that optimizes solar gain/shading; the use of renewable energy technologies and encourages active travel rather than private car use.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether further development of the site would create a new AQMA.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	0	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but with areas along the southern boundary along with small areas across the site that are at low to high risk surface water flooding.</p> <p>There are no rivers in close proximity to the site so considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>The site is not within or adjoining an SPZ.</p>	<p>Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	The site is of sufficient size for onsite BNG requirements to be achieved. Development of the site would not result in loss of a designated site of nature conservation interest. The site is not adjacent to any designated site of nature or conservation interest. Development of the site may result in the loss of some trees in the centre of the site and at its south-eastern corner. The provision of new onsite open space has been secured under the existing planning permission for the site.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	0	<p>The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). Both the condition and strength of the landscape within this DPZ are moderate.</p> <p>Given the presence of the existing hangers on the west side of the site and the earlier completed phase of residential development on the east side of the site, further development is unlikely to have an adverse impact on the existing landscape character.</p>	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no designated heritage assets within the site. The HER identifies three records within the site (a WWII pillbox close to the east boundary and two Iron Age/ Romano British features in the south-east corner) that could be non-designated heritage assets.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure any non-designated heritage assets within the site are protected and/or appropriately recorded.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as Grade 3 agricultural land but of unknown sub-grade.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

Broad Area: R03 Bingham**Site: R03.1PA – North and East of Bingham**

Comprised of sites:

- R03.1 – North of Bingham 1
- R03.2 – North of Bingham Option 2a
- R03.3 – North of Bingham Option 2b
- R03.5 – Land east of Bingham

Factors	Details
SHLAA reference	SHLAA/BIN/501 (comprised of SHLAA/BIN/001 & SHLAA/BIN/036)
Size	232 ha.
No of dwellings/ estimated employment floorspace	4400 based on SHLAA Joint Methodology
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but adjoins both an existing strategic allocation and a key settlement and may be suitable to provide a strategic level of housing development. The site is of sufficient size that it could provide housing that would make a significant contribution towards meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	<p>No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed primarily for housing.</p> <p>A small local centre (2.1ha) is being promoted within the site which could provide a limited (non-strategic) number of jobs, which may include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not currently allocated or used for employment/ retail/mixed use or specific employment uses. The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings The site is not allocated for mixed live-work units.	The size of this site may offer limited opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from the Bingham District Centre but is within 30 minutes travel time by bike and on foot.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting town centre floorspace within the proposed local centre to no more than 280 sqm (net) per unit.</p> <p>Consider limiting the number of town centre units within the proposed local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 mins travel time of Bingham Medical Centre by car or bike.</p> <p>The site is large and most parts of it are not within 400 metres walking distance of a multi-functional area of open space. However, there are a series of public footpaths that cross the site (including the re-modelled Car Dyke watercourse. Northern parts of the site are close to the National Cycle Route No. 48. The area south of the railway line adjoins National Cycle Route No.15.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to National Cycling Route networks.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post office, leisure centre and library in Bingham. The site would not result in the loss of a community facility. The site is not within or adjacent to a deprived area.	Ensure community facilities to support the development of the site are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	?	<p>The site is more than 800 metres from a bus stop and the railway station.</p> <p>The site adjoins the main built-up area of Bingham, albeit the northern parts of the site are separated from the town centre by the railway line. There are three non-signalised pedestrian crossings over the railway line (one within the site) but otherwise there is limited direct pedestrian connectivity from the northern areas into the town centre.</p> <p>The site is within 30 minutes travel time by bike and on foot from the centre of Bingham, which has a range of community facilities, schools, retail, and employment areas.</p>	<p>Ensure improvements to existing pedestrian railway crossings are secured.</p> <p>Ensure that provision is secured for bus services to enter the site to serve the development.</p> <p>Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 8km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is predominantly within Flood Zone 1 but has parts (north of the railway line) that are within Flood Zones 2 and 3.</p> <p>EA maps show areas within the site, both north and south of the railway line, that are at high, medium and low risk of surface water flooding.</p> <p>The site is not within a source protection zone.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	<p>The site is of sufficient size for 10% BNG to be met within the site.</p> <p>The site is not within or adjacent to a designated site of nature conservation interest and is predominantly arable land.</p> <p>Hedgerows are limited across the part of the site north of the railway but are more intact to the south of the railway.</p> <p>Development of the site is likely to result in the loss of existing habitats.</p> <p>Car Dyke and a number of drains run across the part of the site to the north of the railway.</p> <p>The site is of sufficient size that new onsite open space could be provided.</p> <p>Development of the site would not result in loss of existing open space</p>	<p>Ensure existing hedgerows are retained and enhanced.</p> <p>Prevent run-off into Car Dyke and existing rains within the site.</p> <p>Ensure new development provides new multifunctional BGI, including wildlife corridors (grassland, hedgerows, streams and ditches, and tree belts). Contributing to the achievement of at least 10% biodiversity net-gain.</p>

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site is within the Aslockton Village Farmlands DPZ (SN06). The landscape condition of the DPZ is moderate and its strength is strong. The overall landscape strategy is to conserve and enhance.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R03) as green for landscape and topography. It notes the area is relatively flat arable farmland to the north and east of Bingham with the urban influences from the built edge of the settlement, the railway line and A52 all acting to reduce perceptions of tranquility. The study acknowledges that the railway line and A52 are defensible boundaries for development but highlights the risk of coalescence with Aslockton and Scarrington and recommends maintaining a green buffer in the north and east of the Broad Area to prevent this. It also advises that development south of the A52 would introduce perceptions of sprawl from the south.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.	

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>Site is within the setting of the spire of the Church of St. Mary and All Saint (Grade I). The Margidunum Roman Station Scheduled Monument is located either side of the Fosse Way, including land within the site's northwest corner (in the vicinity of the B692 roundabout).</p> <p>HER registers flint finds within western area, close to the Fosse Way.</p> <p>Excavations to the north for A46 improvement works encountered paleochannels and iron age features.</p> <p>Linear and circular features around Parson's Hill may indicate possible archaeological remains.</p> <p>Anglo Saxon burial site located adjacent to the site near Parsons Hill (precise location of find unknown).</p> <p>HER identifies Paleolithic to Neolithic finds (flints) recovered from hill walking.</p>	<p>Ensure development avoids obscuring views of the church spire from Chapel Lane.</p> <p>Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			HER also indicates Paleolithic to Neolithic flint finds recovered from fields south of railway line. Found as part of the History of Settlement of Bingham Parish Project, 2004-2009.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is mainly Grade 3 agricultural land (of unknown sub-grade) with some significant areas also classified as Grade 2.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure further assessment to establish whether Grade 3 land within the site is 3a or 3b.</p> <p>Ensure, where possible that, development avoids Grade 2 and 3a land.</p>

Site: R03.3PA – Land North of Bingham (Policy 21 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/BIN/015
Size	61 ha.
No of dwellings/ estimated employment floorspace	1050 based on extant planning permission
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing and has an extant planning permission for up to 1050 dwellings (including 30% affordable housing provision). The housing onsite is currently under construction. The delivery of the remaining housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
2. Employment and Jobs	Will the site provide jobs?	++	The site adjoins the key settlement of Bingham and is allocated under Policy 21 of the	Ensure that any relevant requirements within Policy 21

To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		<p>Rushcliffe Local Plan Part 1 to provide around 15.5 ha of land for mixed (B1, B2 and B8) employment uses. The site has an extant planning permission for a total of 17.2 ha of these mixed employment uses with approximately 1.6 ha within the existing Moorbridge industrial estate having been delivered so far.</p> <p>The site could provide a strategic level of jobs (approximately 512 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	of the Rushcliffe Local Plan Part 1 are carried forward.
<p>3. Economic Structure and Innovation</p> <p>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p>	++	<p>The site is a single site that is allocated for employment uses and has planning permission for a total of 17.2 ha of employment uses.</p> <p>The site is allocated and has planning permission for specified employment uses (ie: class B1, B2 & B8) as well as a local centre</p>	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	<p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>		<p>comprising up to 300 sqm of retail floorspace.</p> <p>The site would not result in the loss of employment, retail or mixed use land.</p> <p>A new primary school to serve the residential development has been secured on the site as part of the planning permission.</p> <p>The site is not allocated for any mixed live-work units.</p>	
<p>4. Shopping Centres</p> <p>Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or</p>	+	<p>The site is not allocated for town centre uses but is allocated to provide a neighbourhood centre of an appropriate scale to serve the proposed development. The planning permission permits a local centre comprising up to 300m sq of retail floor space.</p> <p>The centre of the site is more than 400 metres of an existing shopping centre but is within 30</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

	mixed use in a shopping centre?		travel time on foot and by bike of Bingham District Centre. The site would not result in the loss of a town centre use or mixed use in a shopping area.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	++	The site is within 30 minutes travel time by bicycle and car of Bingham Medical Centre. The site is within 400 metres walking distance of areas of existing open space/balancing ponds that have been laid out as part of the ongoing residential development of the site on both the east and west sides of Chapel Lane. The Car Dyke watercourse also runs west-east across the southern part of the site. This has been re-modelled to create a meandering BGI corridor. The site would not result in the loss of accessible BGI.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>The centre of the site is more than 400 metres walking distance from existing community facilities in Bingham, however the site is within 30 minutes travel time by walking, cycling and by bus of these existing facilities.</p> <p>Additionally, the site is allocated and planning permission has been granted for the provision of a community hall, of appropriate scale, within the site to serve the proposed development.</p> <p>The site would not result in the loss of a community facility.</p> <p>The site is not within or adjoining and area of deprivation.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p>	<p>++</p>	<p>The site is within 400 metres of bus stops on Chapel Lane that provides hourly services into Bingham (the Bingham Circular). In addition planning obligations have been secured for a bus service contribution to be paid towards the provision of new bus services or to extend or re-route existing bus services to serve the development.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>The site adjoins Bingham key settlement and has direct pedestrian routes into Bingham via Chapel Lane/Kirkhill (approx. 16 minutes walk).</p> <p>The site is within 30 public transport time of the community facilities in Bingham.</p>	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	-	<p>The site is predominantly greenfield land but is allocated and has extant planning permission for mixed residential/commercial development with the construction of the residential elements currently well underway.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of</p>	?	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

	<p>community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<p>11. Pollution and Air Quality</p> <p>To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	0	<p>Site is not within NUAZ and is over 7km from nearest AQMA (A52/Stragglethorpe Road).</p> <p>In granting planning permission, the Councils Environmental Health Officer noted that the development would be unlikely that cause any significant adverse impacts on air quality in Bingham.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>
<p>12. Flooding and Water Quality</p>	<p>Is the site within or adjacent EA Flood Zone:-</p>	0	<p>The site is primarily at very low risk of flooding (less than 0.1%</p>	<p>Ensure that any relevant requirements within Policy 21</p>

<p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>each year) from rivers but there are areas either side of the Car Dyke which runs through the site that are between low (between 0.1% and 1%) and high (3.3%) risk of flooding from rivers. With similar areas across the site at low to high risk of surface water flooding too. Planning permission has secured the delivery of a flood storage reservoir on the east of Chapel Lane (which has been constructed) along with the Car Dyke Management Scheme works (also complete) to alleviate flooding risks on the site. In addition, two balancing ponds have been built within the site on the west side of Chapel Lane.</p>	<p>of the Rushcliffe Local Plan Part 1 are carried forward.</p>
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	<p>0</p>	<p>The site is of sufficient size for onsite BNG requirements to be achieved.</p> <p>Development of the site would not result in loss of a designated site of nature conservation interest.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The site is not adjacent to any designated site of nature or conservation interest.</p> <p>Development of the site may result in the loss of some hedgerows within the site.</p> <p>The provision of new onsite open space has been secured under the existing planning permission for the site.</p>	
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	0	<p>The site is within the Aslockton Village Farmlands DPZ (SN06). The landscape strength of the DPZ is strong and the landscape condition is moderate. The overall strategy for the DPZ is to conserve and enhance. There are no areas that are protected because of their landscape importance within or adjoining the site.</p>	<p>Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

			Given the completion of the initial phases of residential development at the northern corner and to the east of Chapel Lane, further development is unlikely to have an adverse impact on the existing landscape character.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	There are no designated heritage assets within the site but there are three scheduled monuments in the surrounding area. The nearest is the “Henge 850 metres southeast of Foss Road Farm” which lies beneath a car park within the Moorbridge Road Industrial Estate (approximately 110 metres from the sites southern boundary). The Roman small town of Margidunum lies 300 metres to the north and Bingham Medieval Settlement lies approximately 500 metres to the southeast. The nearest Listed Buildings are mostly located in and around the centre of Bingham with all but two being within Bingham Conservation Area. The HER identifies various flint finds across the site on the west	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

			side of Chapel Lane and beyond the northern boundary of the site on the east side of Chapel Lane. These date from Paleolithic to Neolithic eras and were recovered following a parish fieldwalking project in 2004-2009.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	On the east side of Chapel Lane the site is classified as Grade 1 or 2 agricultural land, albeit construction of the approved residential development is now substantially underway in those areas. On the west side of Chapel Lane the site is classified as mainly Grade 3b with an smaller area of Grade 3a land in the north corner upon which the initial phases of residential development have been completed. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: R06 Radcliffe on Trent**Site: R06.1PA Hall Farm, Grantham Road**

Factors	Details
SHLAA reference	SHLAA/RAD/052
Size	48 ha.
No of dwellings/ estimated employment floorspace	700 based on SHLAA Joint Methodology
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but is a single site that adjoins a key settlement and is of sufficient size to provide a strategic level of housing. The site is of sufficient size that it could provide housing that would make a significant contribution towards meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site is not currently used for employment/retail/mixed use purposes but is being promoted with the potential for unspecified amount of employment/retail use. The site may provide some job opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that if employment uses are provided they include opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not allocated for employment, retail, mixed use or specific employment uses. The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings The site is not allocated for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre uses or mixed use in a shopping centre but is being promoted with the potential for retail uses.</p> <p>The centre of the site is more than 400m from the Radcliffe on Trent Local Centre but is within 30 minutes travel time of it on foot and bicycle, albeit there is no footpath on the south side of the A52 from the site entrance to the nearest pedestrian crossing at the junction of Cropwell Road.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p> <p>Consider limiting number of town centre units serving the development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 mins travel time by car and bike of the Radcliffe on Trent Health Centre.</p> <p>Site is over 400 metres walking distance from allotments off the A52 to the northeast but there is no footpath along the southern side of the A52 between the site entrance and the crossing at Cropwell Road junction. The nearest recreation ground (excluding public footpaths) is the Radcliffe on Trent Skate Park/Recreation Ground off Wharf Lane. This is over 400m from the site on the north side of the village. Approximately a 30-minute walk or 10-minute cycle ride from the site.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Ensure that footway along the southern side of A52 to Cropwell Road junction is provided to improve pedestrian access to Radcliffe on Trent village and its health and recreational facilities.</p> <p>The site is off sufficient size that new open space and accessible BGI could be created that links to the existing woodland adjoining the western edge of the site.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Site is over 400m walking distance from the community facilities within Radcliffe on Trent but is within 30 minutes travel time by bike and on foot from the library and post office in Radcliffe on Trent, albeit lacking a footway along the south side of the A52. Development of the site would not result in a loss of a community facility. The site is not within or adjoining a deprived rea.	Ensure that footway along the southern side of A52 to Cropwell Road junction is provided to improve pedestrian access to Radcliffe on Trent and its community facilities.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	--	<p>Nearest bus stop is more than 800 metres from the site and is on the north side of the A52. The nearest crossing is at Grantham Road/Cropwell Road junction and lacks a footway on the south side from the site entrance. The next nearest bus stop on the south of the A52) is also more than 800 metres from the site. This provides an hourly service (nos. 90 and 90A Fosseway Flyer) to Nottingham.</p> <p>The site adjoins the main built-up area of Radcliffe on Trent albeit is separated from the settlement by the A52 and lacks a direct pedestrian route to the existing businesses within the village.</p> <p>The site is within 30 minutes travel time by bus of the community facilities, schools, retail centres and employment areas in Radcliffe on Trent.</p>	<p>Ensure that provision is secured for bus services to enter the site to serve the development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 1km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car and provision for EV usage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but there are several narrow strips running northeast/southwest across the site that are at low risk of surface water flooding with an area to the south of Hall Farm at medium and high risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	<p>The site is considered to be of sufficient size for 10% BNG to be met within the site.</p> <p>There are no designated sites of nature conservation interest within or adjoining the site and development of the site would not result in the loss of any designated site of nature conservation interest.</p> <p>The site contains some hedgerows, which are a local priority habitat and likely to be affected/lost by development.</p> <p>The existing wooded plantation that adjoins the southwest boundary of the site is part of the Cotgrave Forest Ecological Network (Focal Area) identified as a Biodiversity Opportunity Area within Appendix E of the Rushcliffe Local Plan Part 2.</p>	<p>Ensure existing hedgerows are retained and enhanced.</p> <p>Ensure development provides new multifunctional BGI, including wildlife corridors.</p> <p>Ensure development provides enhancements to the existing wooded plantation adjoining the site.</p>

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site itself is within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition and strength of the DPZ are both moderate and the overall landscape strategy is to enhance.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R06) as green for landscape and topography. It notes that the busy A52 adds urban influences and lowers perceptions of tranquility along the urban edge of the settlement but notes existing woodland and field boundaries offer potential for tying development into existing green infrastructure. The study suggests defensible boundaries are formed by the road and rail networks but identifies that southern part of Broad Area is best suited for development due to its topography.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			conserve it in its present form, however, at this stage the severity of any impact cannot be determined. Although the site is located within the southern part of the Broad Area, it lies to the south of the A52 beyond a defensible boundary for the settlement.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	No designated heritage assets within or immediately (500m) adjoining the site but HER identifies that Paleolithic to Bronze Age flints have been found within the site.	Ensure further archaeological site investigations are undertaken prior to allocation/development of the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Site is entirely within Grade 3, but of unknown sub-grade (ie: 3a or 3b).</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site.</p> <p>Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land</p>

Site: R06.2PA – East of Radcliffe on Trent

Factors	Details
SHLAA reference	SHLAA/RAD/054
Size	54 ha.
No of dwellings/ estimated employment floorspace	700 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	<p>The site is not allocated for housing but is a single site of sufficient size that could deliver a strategic level of housing adjoining both the key settlement of Radcliffe on Trent and the existing housing allocations off Shelford Road and north of Grantham Road.</p> <p>The site could provide housing that would make a significant contribution to meeting the housing need.</p>	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site is not currently used for employment/retail/mixed use purposes but is being promoted with the potential for unspecified amount of employment use. The site may provide some job opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that if employment uses are provided the development of the site includes opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not allocated for employment, retail, mixed use or other specific employment uses. The development of the site would not involve the loss of employment, retail or mixed-use land. The development of the site could provide an opportunity for a new primary school.	Ensure that a new primary school is provided within the site to support the new residential development within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre uses or mixed uses within a shopping centre.</p> <p>The site is more than 400m from the Radcliffe on Trent Local Centre but is within 30 minutes travel time of it on foot and bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the any new local centre, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time by car or bike of Radcliffe on Trent Health Centre.</p> <p>The areas of the site north of the railway are more than 400m walking distance from a recreational area or accessible BGI. The area to the south of the railway adjoins National Cycle Route No.15 that runs along the north side of the A52.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Ensure development creates new onsite multifunctional recreational open space.</p> <p>Ensure development provides access to the National Cycle route No15.</p> <p>Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to existing rights of way network.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Site is not within 400m walking distance of a community facility but is around 30 minutes travel time by bike and on foot of Radcliffe on Trent which provides a range of facilities including a library, post office, primary and secondary schools. Development of the site would not result in a loss of a community facility. The site is not within a deprived area.	Ensure the provision of additional community facilities within the site to serve new development.

<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	+	<p>The site is within 800 metres of bus stops on the A52 Grantham Road (close to the existing access to the business park). These provide regular services every 10 minutes (the Mainline and nos. 90/90a Fosseway Flyer) to Nottingham via West Bridgford and Bingham.</p> <p>The A52 is also part of the national highway network and identified as a strategic BGI network in the Greater Nottingham Blue Green Infrastructure Strategy.</p> <p>The site adjoins the built-up area of Radcliffe on Trent. However, there is no direct access to the site off Shelford Road and therefore the parts of the site north of the railway line are currently only accessible from the A52 Grantham Road via the existing single width road bridge over the railway (currently used to access St James Business Park). The railway station in Radcliffe is approximately 30 minute walk or a 10 minute cycle from the site and provides services to</p>	<p>Ensure that a new access onto Shelford Road is provided to serve the northern part of the site and the existing road bridge is upgraded to improve the connectivity between the areas north and south of the railway.</p> <p>Ensure that new pedestrian links are created along the western boundary into the approved housing development on the south side of Shelford Road that is currently being developed.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Nottingham (approx.11 minutes travel time) and Skegness (via Bingham).</p> <p>The site is within 30 minutes travel time by public transport of the community facilities, schools, retail centres and employment areas in Bingham, West Bridgford and Nottingham.</p>	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers but has some areas, primarily along the railway corridor that are at low, medium and high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The site is considered to be of sufficient size for 10% BNG to be provided within the site. Part of the Saxondale Railway LWS runs through the eastern part of the site (along the railway corridor) and development may have some impact upon this designated site. Development on the site will likely involve the loss of existing habitats, trees and hedgerows. The site is of sufficient size for development to include on-site open space.	Ensure development is located away from the Saxondale Railway LWS Ensure existing hedgerows are retained and enhanced. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). The landscape condition and strength of the DPZ are both moderate. The overall landscape strategy is to conserve.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R06) as green for landscape and topography. It notes that the land to the east of Radcliffe on Trent is slightly undulating arable farmland and both the railway line and A52 add urban influences that lower perceptions of tranquility. The study highlights the risk of coalescence with Upper Saxondale to the east and recommends a green buffer be left to prevent this from occurring.</p> <p>A Landscape and Visual Analysis carried out in 2018 for the Local Plan Part 2 concluded that the part of the site to the north of the railway, comprises a series of arable fields on the eastern edge of Radcliffe on Trent. Overall, the landscape value of this part of the site was considered to be low but</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
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			<p>there are a number of conservation interests and the strong rural edge add value to the settlement. Development on Spellow Hill was also considered likely to increase the prominence of housing in the area. Due to this, the landscape susceptibility of this part of the site to change was categorised as medium, as was the landscape sensitivity. In visual terms, the site forms a strong rural setting to the settlement, and this contributes to a medium visual value. In terms of visual susceptibility, the site forms the rural setting for both residential and transport receptors and includes areas of prominent land, resulting in a medium susceptibility. Overall, the visual sensitivity was considered to be medium.</p> <p>The study identified that part of the site to the south of the railway was comprised of an arable field which runs alongside the A52 and forms a perpendicular finger to the main settlement edge of Radcliffe on Trent. Within this part of the site,</p>	
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			<p>it was concluded that there was a low landscape value, derived in part from the lack of recreational value and tranquility - particularly as a result of the busy A52. The landscape susceptibility was also categorized as low. Development on this part of the site would result in loss of good quality arable land, as well as a perceived finger of development stretching into the rural context of the settlement. Overall, the landscape sensitivity was categorized as low.</p> <p>In terms of visual amenity, there was no value attached to the site within its surroundings. However the study concluded that the site did form a part of the rural outlook for residential receptors. Overall, the visual susceptibility was considered to be low given the limited visibility of the site. The visual sensitivity was also considered to be low.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no designated or non-designated heritage assets within the site but the HER identifies Spellow Farm as a historic building that may qualify as a non-designated heritage asset.	Ensure that appropriate surveys/assessments of non-designated heritage assets is undertaken prior to development/allocation of the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is on very good (Grade 2) agricultural land.</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Broad Area: R07 Lady Bay / Gamston**Site: R07.1PA* – East of Lady Bay**

Comprised of sites:

- R07.1 – Regatta Way
- R07.4E – Land at Simkins Farm, Adbolton Lane

Factors	Details
SHLAA reference	SHLAA/HOL/501 (comprised of SHLAA/HOL/007 & SHLAA/HOL/001)
Size	57 ha.
No of dwellings/ estimated employment floorspace	1,160 dwellings based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not adjoining an existing allocation but is adjacent to the main built-up area of Nottingham, within Rushcliffe. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre uses.</p> <p>The site is not within 400m of West Bridgford District Centre but is within 30 minutes travel time of this centre by bus, bicycle or on foot.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	-	<p>The site is within 30 mins travel time by car, bike and bus of West Bridgford Medical Centre.</p> <p>Holme Pierrepont Country Park is just over 400 metres from the edge of the site.</p> <p>There are playing fields within and adjacent to the site. The site may therefore result in the loss of paddocks, playing fields and watercourses.</p>	<p>Protect and enhance playing field provision to serve development.</p> <p>Protect and enhance watercourses through the site as a recreational resource.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	Other than the cricket pavilion, which could be considered to be a community facility, the site is not within 400m of any community facilities but is within 30 minutes travel time by bike and on foot from the post office and library within West Bridgford and the community centre at Gamston. Rushcliffe Arena leisure centre is within 30 mins travel time by bike. Development could lead to the loss of the cricket pavilion. The site is not located within or adjoining a deprived area. Overall balance minor negative.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	Bus stops on Radcliffe Road to the south and Adbolton Lane to the north are within 800 metres of the site and both provide regular buses into Nottingham (ie: the Mainline, Rushcliffe Flyer, nos.90/90a Fosseway Flyer and no.11C). The site is adjacent to the main built up area of West Bridgford and is accessible to Nottingham via Radcliffe Road, and to West Bridgford via Davies Road. The site is within 30 minutes public transport time to most of the listed facilities and services within West Bridgford.	Provision of bus service through the site to serve areas away from the main bus routes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area agglomeration zone. Whilst not in an AQMA, the main route to and from the site into Nottingham at Lady Bay Bridge is an AQMA, development of the site may cause increased emissions to this AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	--	<p>The site is within zone 3a of the Environment Agency's flood mapping zones although more detailed work undertaken through the Greater Nottingham Strategic Flood Risk Assessment categorises large areas of the site as at 1 in 20 year risk of flooding, and therefore effectively functional flood plain.</p> <p>Potential to impact on river habitats through the tributaries that run through the site.</p> <p>As tributaries run through the site, there is the potential to harm the water environment.</p> <p>Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.</p> <p>Part of the site is within zone 3 source protection zone.</p>	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defenses and incorporate a site layout that does not increase flood risk on and off site. A drainage strategy should also be submitted.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown whether it will meet net gain requirements at this stage. The site is not a designated site of nature conservation interest however it lies adjacent to both the Grantham Canal and Gamston Pits Local Wildlife Sites. Development could possibly lead to a loss of trees and hedgerows within the site. No indication at this stage if offsite or onsite open space will be provided. It is not apparent whether there is any underused or undervalued open space within the site to improve.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision adjacent to the Grantham Canal and Gamston Pits. Retain where possible and enhance tree cover and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site within the Holme Pierrepont and Bassingfield Village Farmlands DPZ (TW03). The landscape condition for the DPZ is good and its sensitivity is moderate with the overall strategy being to conserve and reinforce.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	?	<p>Unknown if it would result in development that is sympathetic to its surrounding in terms of design, layout and scale until detailed design stage.</p> <p>Late Upper Palaeolithic and Mesolithic Flints. Linear features of unknown origin east of Regatta Way. Simkins Farmhouse, a Grade II listed building is in the northern part of the site. The southern aspect of the building can be viewed from the site and the open aspect of the agricultural fields form part of its setting.</p> <p>Listed farmhouse has little association beyond proximity, association with outbuildings and former orchard all to the north would be unaffected. Screening and set-back from the road frontage could serve to mitigate</p>	<p>Ensure that appropriate surveys/assessments of designated and non-designated heritage assets is undertaken prior to development/allocation of the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Site is classified as a mixture of Grade 2 Grade 3a and Grade 3b agricultural land. Development will lead to the loss of BMV agricultural land.</p> <p>Development of the site would likely increase household waste per head.</p> <p>Development of the site would sterilise sand and gravel deposits.</p>	

Site: R07.2PA – North of Gamston

Comprised of sites:

- R07.2 – Gamston East
- R07.3 – Gamston West

Factors	Details
SHLAA reference	SHLAA/HOL/502 (comprised of SHLAA/HOL/004 & SHLAA/HOL/014)
Size	151 ha.
No of dwellings/ estimated employment floorspace	2800 dwellings based on SHLAA Joint Methodology
Existing Use	Agriculture and Residential

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	This strategic site could provide approximately 2,800 houses in a location adjoining the main urban area of West Bridgford. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	The size of this site may offer opportunities to include employment creating uses. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development. It is assumed all housing sites make appropriate education provision.	The size of this site does offer opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from West Bridgford District Centre and the Gamston Centre of Neighbourhood Importance but is within 30 minutes travel time of the Gamston CNI on foot and bike, within 30 minutes travel time by bike from West Bridgford District Centre and just over 30 minutes from that centre on foot.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Ensure that a pedestrian/cycle crossing is provided A52 to create a direct access to Gamston CNI.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 mins travel time by bike and car from both West Bridgford Medical Centre and Lings Bar non-Emergency Hospital.</p> <p>The Grantham Canal, which is identified as a Primary Strategic Blue and Green Infrastructure Network, runs along the southern boundary of the site. This provides an active travel route into West Bridgford. The Trent Valley contains a number of Blue and Green Infrastructure assets, including sports facilities, active travel routes and nature reserves. These are located on the opposite side of the A52.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	<p>The site is not within 400 metres of any community facilities but there is a supermarket, community hall and day centre at Gamston Centre of Neighbourhood Importance within 30 minutes travel time on foot and by bike. The post office and library in West Bridgford are also within 30 minutes travel time by bus and on a bike as is the Rushcliffe Arena leisure centre.</p> <p>The site would not result in the loss of a community facility.</p> <p>The site is not within or adjoining a deprived area.</p>	Ensure community facilities to support the development are provided within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	+	<p>The bus stop on Radcliffe Road to the north is approximately 1200 metres from the site and provides regular buses into Nottingham (ie: the Mainline, Rushcliffe Flyer, nos.90/90a Fosseway Flyer). Bus services to West Bridgford and Radcliffe on Trent (nos. 33, 853, 23 and N44) are also available within the Gamston Centre of Neighbourhood Importance but are approximately 1600 metres away across the A52.</p> <p>The site is located directly adjacent to the main built up area of West Bridgford, albeit separated from it by the A52. The Gamston CNI which includes a medical centre, community centre, day nursery and supermarket are approximately 20 minutes away on foot.</p> <p>The site is within 30 minutes public transport time to most of the listed facilities and services within West Bridgford.</p>	Ensure that provision is secured for existing bus services to enter the site to serve the development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land, with the exception residential properties at Bassingfield.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is located 700m west of the A52/Stragglethorpe Road AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>A small part of the site is at risk of flooding from rivers and streams. Small area at risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures (SuDS) are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The Grantham Canal is identified as a BGI corridor within the LP2 and GN BGI Strategy. The A52 cycleway is identified as a BGI corridor in the GN BGI Strategy. There are numerous hedgerows that cross the site. Some scrubland in parts and some grassland and watercourses, including the Grantham Canal which is a LWS. All of these are priority habitats that should be retained and enhanced.	Ensure development provides onsite multifunctional BGI that contributes to biodiversity net-gain and provides both formal and informal recreational open space. Where possible, hedgerows, watercourses and grassland should be retained and enhanced. The Grantham Canal and A52 BGI corridors should be enhanced, through the provision of complementary and multifunctional open spaces that benefit residents and wildlife.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site is within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition and strength of are both moderate and the overall strategy is to enhance.</p> <p>The Growth Options study (July 2020) concludes that the Broad Area (R07) is potentially suitable for development due to largely flat topography and medium landscape sensitivity offering potential for distinctive development and views being largely contained to within the area of search.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	There are a number of non-designated heritage assets within the site, including a possible longbarrow, and old field system and cropmarks. Rectangular enclosure with circular feature within, small circular feature indicates possible Roman settlement. Grantham Canal to the south is also a non-designated heritage asset. Potential harm to archaeological features. Harm to the setting of the canal.	Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application. Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a BGI asset/corridor. Longbarrow feature might need particular attention if confirmed.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is predominantly Grade 3 agricultural land.</p> <p>The site would increase household waste.</p> <p>The site is within the Trent Valley Sand and Gravel Mineral Safeguarding Area.</p>	<p>Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site.</p> <p>Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad Area: R08 Cotgrave

Site: R08.1PA – Colston Gate

Factors	Details
SHLAA reference	SHLAA/COT/007
Size	29 ha.
No of dwellings/ estimated employment floorspace	170 dwellings based on landowner's site submission
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing but is promoted to deliver between 150-170 homes. The site could provide housing that would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation but parts of Cotgrave which adjoin the site to the west are within the worst 20.1% to 40% and 40% to 60% on the Indices of Multiple Deprivation 2019.	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The centre of the site is more than 400 metres from Cotgrave Local Centre but is within 30 minutes travel time of it on foot or by bicycle, albeit there is no pedestrian footway on Colston Gate beyond the village edge.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by bicycle and car of Cotgrave Surgery.</p> <p>Grassmere Play Area adjoins part of the western boundary of the site but currently there is no direct access through the boundary. Cotgrave Country Park and the Grantham Canal BGI are within 20 minute walk of the site. Maddison Park is within a 3 minute cycle ride.</p> <p>The site would not result in the loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure a direct pedestrian link is created from the site boundary into Grassmere Play Area.</p> <p>Ensure that a pedestrian footway/cycleway is created on south side of Colston Gate to link with the existing footpath at the village edge.</p> <p>Ensure improvements to the existing bridleway (Cotgrave BW5) are provided to enhance links to Cotgrave Country Park and Grantham Canal BGI networks.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	<p>The site is not within 400 metres walking distance of community facilities but is within 30 minutes travel time by bike or on foot Cotgrave, which provides a range of community facilities including a library, post office, leisure centre and primary schools.</p> <p>Development of the site would not result in a loss of a community facility.</p> <p>The site is not within an area of deprivation but parts of Cotgrave which adjoin the site to the west are within the worst 20.1% to 40% and 40% to 60% on the Indices of Multiple Deprivation 2019.</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	<p>The bus stop on Colston Gate is more than 800 metres from the site. This provides an hourly bus service to Nottingham, which takes approximately 30 minutes (The Cotgrave).</p> <p>The site adjoins the main built up area of Cotgrave but lacks a direct pedestrian route on the south side of Colston Gate into the village.</p> <p>The site is within 30 minutes travel time by public transport of community facilities, schools, retail centres and employment areas in West Bridgford.</p>	Ensure that a pedestrian footway/cycleway is created on south side of Colston Gate to link with the existing footpath at the village edge to provide an improved pedestrian route to bus stops.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but areas close to the boundary with Colston Gate are at medium risk of flooding from surface water.</p> <p>There are also narrow areas at the eastern and western parts of the site that are at mainly low and medium risk but with some small areas at high risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	<p>It is assumed any new development of the site would meet the required 10% BNG. There are no designated nature conservation interests within or adjacent to the site however it is bounded by some hedgerows which are a LBAP habitat.</p> <p>Given the site's topography, development is more likely to be focused on the northern part, close to Colston Gate. There is an opportunity for the remaining parts of the site, in the vicinity of Smiths Round Hill and Cotgrave Gorse, to be enhanced with new woodland planting along the ridgeline as well as the provision of new strategic open space.</p>	<p>Ensure hedgerow quality and connectivity is preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.</p> <p>Ensure existing woodlands within the site are enhanced and a new linear woodland along the ridgeline is created to support the objectives of the Cotgrave Forest Biodiversity Opportunity Area (see Appendix E Rushcliffe Local Plan Part 2 - 2019).</p> <p>Ensure that the plateau in the central/southern part of the site is used to create new strategic open space with pedestrian connectivity the existing nearby woodland.</p>

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site is primarily within the Cotgrave Wooded Clay Wolds DPZ (NW04). The landscape condition and strength of this DPZ are both moderate with the overall landscape strategy being enhance.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R08) as green for landscape and topography. It notes that the land either side of Cotgrave is comprises medium to large arable fields and is typical of the surrounding rural area. The study notes that perceptions of tranquility are high away from the minor roads to the east and west of Cotgrave and on the west side Colston Gate acts as a defensible boundary along with existing field boundaries.</p> <p>A Landscape and Visual Analysis carried out in 2018 for the Local Plan Part 2 concluded that the northern parts of the site (next to Colston Gate) were potentially suitable for development due the landscape susceptibility and sensitivity both</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Ensure masterplanning incorporates sufficient landscape mitigation.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>being low and overall visual sensitivity also being low. The southern parts of the site (up the hill to the ridge) were not part of the study area but given its prominence development in that area is unlikely to conserve or enhance the landscape in its present form.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no designated or non-designated heritage assets within the site. The southern part of the site is close to the line of the Fosse Way (A46). The development of the site would be unlikely to harm the significance of any designated or non-designated heritage assets or their settings.	Ensure further archaeological site investigations are undertaken prior to allocation/development of the site given its proximity to the Fosse Way Roman Road.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Site is entirely within Grade 3, but of unknown sub-grade (i.e.: 3a or 3b).</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site.</p> <p>Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.</p>

Site: R08.5PA – Former Cotgrave Colliery Strategic Allocation (Policy 23 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	N/A (all dwellings have been delivered)
Size	36 ha.
No of dwellings / estimated employment floorspace	N/A (all dwellings have been delivered)
Existing Use	Former colliery

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	<p>The site is allocated for housing within the adopted Local Plan Part 1: Core Strategy.</p> <p>Planning permission for 470 homes was granted in 2014 and the residential element of the development was completed in 2019.</p> <p>Delivery of this strategic site made a significant contribution to meeting the Borough's housing needs.</p> <p>Retention of this allocation cannot deliver SA housing objectives.</p>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	<p>The strategic allocation within the Local Plan Part 1: Core Strategy includes 4.5 hectares of employment land within the northern area of the site, either side of Colliers Way. Whilst land east of Colliers Way has been developed, land to the west has yet to receive planning permission and is not yet developed.</p> <p>Although the majority of the site has been developed, retaining the allocation will provide further employment in a location adjoining a key settlement.</p>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The strategic allocation within the Local Plan Part 1: Core Strategy includes 4.5 hectares of employment land within the northern area of the site, either side of Colliers Way. Whilst land east of Colliers Way has been developed, land to the west has yet to receive planning permission and is not yet developed. B1, B2 and B8 uses are proposed.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The strategic allocation, including undeveloped employment land, is within a 30-minute walk of Cotgrave's Local Centre.</p> <p>The site would not result in the loss of a town centre use or mixed use in a shopping area/</p>	<p>Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The allocation, including undeveloped employment land, is within a 30 minute walk of the health centre within the local centre.</p> <p>The strategic allocation is adjacent to the Cotgrave Country Park and Grantham Canal.</p>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Community facilities, including a health centre and police station within Cotgrave Local Centre, and schools and leisure centre are all within a 20 minute walk.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	<p>The site is within 400 metres of bus stops on Hollygate Lane that provide services to the key settlements at Radcliffe on Trent, Bingham and Keyworth (nos. N71, T3 and N.32). The site has four bus stops running through it providing a service to Nottingham (no.33).</p> <p>The site adjoins the main built up area of Cotgrave and has direct routes to the villages Local Centre.</p> <p>The site is within 30 minutes travel time by public transport of the facilities in West.</p>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	++	Site is on brownfield land adjoining the key settlement.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	0	No impact as the site does not impinge on any existing Air Quality Management Area and does not fall within Nottingham Urban Area agglomeration zone	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>Land adjacent to the canal is at risk of flooding, however developed area and remaining undeveloped employment land is within Flood Zone 1.</p> <p>The site is more than 8 metres from a river or other watercourse and is unlikely to deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats.</p> <p>The site is not within or adjacent to an SPZ.</p>	<p>Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	<p>Grantham Canal comprises the southern boundary of the site. This is identified in the Greater Nottingham Blue Green Infrastructure Strategy as a primary strategic BGI network. The canal is a local wildlife site, as is the neighbouring Cotgrave Country Park.</p> <p>However, land in closest proximity to the canal has been developed for residential and the remaining undeveloped employment land is on the opposite side of the allocation. Effects on biodiversity and BGI unlikely.</p>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	0	Planning permission for 470 homes was granted in 2014 and the residential element of the development was completed in 2019. Remaining undeveloped area is limited to the northwest corner of the site. SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is Enhance and Restore. High quality setting in a bowl surrounded by reclaimed waste tips that form part of the country park.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	The Grantham Canal would be considered a non-designated heritage asset, however residential development closest to the canal has been completed. The remaining undeveloped employment land is on the opposite side of the allocated site. There are no other built and historic constraints within or in close proximity of the site.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	0	The site, including the undeveloped employment land is previously developed brownfield land.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: R10 Edwalton, West Bridgford**Site: R10.1PA – West of Sharpill Wood**

Factors	Details
SHLAA reference	SHLAA/WEBR/049
Size	34 ha.
No of dwellings / estimated employment floorspace	300 dwellings based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	<p>The site is not allocated for housing but adjoins an existing allocation and the main urban area of West Bridgford.</p> <p>If suitable for development in its entirety, the size of the site means that it could possibly be capable of delivering a strategic level of growth to meet the housing need, however not all of the site is currently being promoted for housing development (limited to 300 dwellings). This could provide housing that would make a modest contribution to meeting the housing need.</p>	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need, including homes to address the needs of the ageing population

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not allocated for employment, retail, mixed use or specific employment uses. The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings The site is not allocated for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from West Bridgford District Centre but is within 30 minutes travel time of it by bicycle (but not on foot).</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time of West Bridgford Medical Centre by bike and car.</p> <p>The site within 400 metres of Sharphill Wood Local Nature Reserve and Wilford Hill Wood LWS.</p> <p>The site would not result in the loss of existing recreational open space, although a network of public footpaths run across the northern half of the site that could be affected.</p>	Ensure any development enhances existing footpaths into Sharphill Wood LNR, Wilford Hill Woods LWS.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400m of any community facilities but is within 30 minutes travel time by bike from the library, post office in West Bridgford (slightly longer on foot) and within 30 minutes travel time on either foot or by bike from Henman Primary & Nursery School, Rushcliffe Spencer Academy Secondary School and the leisure facilities at the Rushcliffe Arena. Development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	The bus stop on Loughborough Road provides regular services into Nottingham (no 8) and to Loughborough (no 9) but is more than 800 metres from the site. The site adjoins the main built up area of West Bridgford but has limited direct routes into this area. The site can only be accessed from the busy A52 dual carriageway along the southern boundary. The site is within 30 minutes public transport time of most community facilities, schools, retail centres and employment areas within West Bridgford.	Major public transport improvements.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site adjoins the Nottingham Urban Area agglomeration zone and is over 3km from nearest AQMA (Ladybay Bridge). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car and provision for EV usage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but there are small areas within the site and along the southern boundary adjacent to the A52 that are at low to high risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown whether it will meet net gain requirements at this stage. The site is not a designated site of nature conservation interest however it lies adjacent to Sharphill Wood LNR and LWS Development of the site would result in the loss of trees and hedgerows. No indication at this stage if offsite or onsite open space will be provided. It is not apparent whether there is any underused or undervalued open space within the site to improve.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced, such as expanding the community park Development should avoid impacts on Sharphill Wood

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>The site is within the Mickleborough Fringe DPZ (SN03). The landscape condition is moderate, and the character strength of the area is weak. The overall landscape strategy is to enhance and restore.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R010) as red for landscape and topography. The study notes the presence of a steeply sloping hillside which rises to a high point in the centre of the area. It also identifies the presence of the A52 along the southern boundary as a factor that introduces noise and movement that locally detracts from perceptions of tranquillity. The study concludes that development within the area has the potential to result in the perceived merging of the settlements of Wilford and Edwalton, albeit in the context of the main built up area. Additionally, it notes that the settlement will enclose the Southern Cemetery – an open space whose eastern boundary is</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Development should avoid prominent areas of the site, in particular slopes and ridgelines.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			currently adjacent to surrounding fields. Given these factors it is considered the site would have an adverse impact on local landscape character.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impacts identified	Standard site investigations as part of any proposal.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Site is classified as a mixture of Grade 2 Grade 3a and Grade 3b agricultural land.</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site: R10.2PA – Edwalton Golf Course

Factors	Details
SHLAA reference	SHLAA/WEB/146
Size	44 ha.
No of dwellings / estimated employment floorspace	740 dwellings based on SHLAA Joint Methodology
Existing Use	Golf Course

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing but is being promoted to deliver up to 262 homes which would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet different housing needs.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not allocated for employment, retail, or mixed use. The site is not allocated for specific employment uses such as offices. The site is not allocated for new educational buildings and is not allocated for mixed live-work units. The size and location of this site would offer only limited opportunities to provide educational and/or retail/employment space to support the modern economic structure.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from the West Bridgford District Centre but is within 30 minutes travel time bicycle and bus (but not on foot).</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	-	<p>The site is within 30 minutes travel time by car, bus and bicycle of West Bridgford Medical Centre.</p> <p>The site is currently in use as a 9-hole golf course that itself is within a larger full size municipal golf course.</p> <p>Development of the site would result in the loss of part of the wider recreational area.</p>	Protect and enhance the existing golf course as a recreational resource.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	0	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site adjoins Edwalton Primary school to the north west and is within 400 metres of Edwalton church hall and Edwalton day nursery. The site will not result in a loss of a community facility. The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The Woodview bus stop on Alford Road is close (within 400 metres) of the northern parts of the site. This provides a regular service (no.6) to Nottingham. The Bus stop on Melton Road (Edwalton Hall) is approximately 10 minutes' walk from southern and central parts of the site and provides regular services to Nottingham ('the Keyworth').</p> <p>The site adjoins Edwalton and part of the wider West Bridgford urban area and has direct routes from the site into the West Bridgford District Centre.</p> <p>The site is within 30 minutes public transport time of the of community facilities, schools, retail centres and employment areas within West Bridgford.</p>	<p>Ensure that public transport infrastructure such as bus routes and bus stops are accessible from all parts of the sites as the under 10-minute description may be more for other areas of the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land that is safeguarded.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site adjoins the NUAZ. It is unknown at this stage whether the site and potential developments could lead to a creation of a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car charging points.)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	--	The site is at very low risk of flooding (less than 0.1% each year) from rivers but has large areas across the site that are at low to high risk of flooding from surface water.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is unknown at this stage if it would be possible for the site to meet the biodiversity net gain requirements. The site is not adjacent to a designated site of nature conservation interest, but its development would involve the loss of existing habitats or trees/hedgerows/ woodland. Additionally the development of the site would result in the loss of existing open space and will not improve underused or undervalued open space.	To ensure existing hedgerows are retained and enhanced. Ensure new developments provide replacement of wildlife habitats, trees and green spaces. Contributing to the achievement of 10% biodiversity net gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site is within the Gamston and Edwalton Meadowlands DPZ (TW01). The landscape condition and sensitivity of the DPZ are both moderate with the overall landscape strategy being to conserve and create.</p> <p>The Growth Options study (July 2020) rates the Broad Area (R11) as green for landscape and topography, however, the site comprises only a small part at the northern end of the Broad Area to the west of the A52.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	Unsure whether development will be sympathetic to nearby historical assets. The Edwalton Conservation area is located adjacent to the site. Church of the Holy Rood is Grade II* listed and located adjacent to the site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>A large proportion of the site is classified as Grade 3 agricultural land but of unknown sub-grade.</p> <p>Development would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that further surveys are carried out to establish the sub-grade of the site are carried out prior to allocation.</p> <p>Ensure, where possible that, development avoids land classified as Grade 3a.</p>

Site: R10.3PA – Land at Wilford Road

Factors	Details
SHLAA reference	SHLAA/RUD/060
Size	23 ha.
No of dwellings / estimated employment floorspace	325 dwellings based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing but is being promoted for between 300-400 homes. The site could provide housing that would make a modest contribution to meeting the housing need.	Ensure any development includes a range of house types and tenures (including affordable housing) meet different household requirements and financial positions.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not currently allocated or used for employment/retail/mixed use or specific employment uses. The development of the site would not result in the loss of employment, retail or mixed use land. The site is not allocated or promoted for new educational buildings. The site is not allocated for mixed use live-work units.	The size and location of the site may offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The centre of the site is more than 400 metres from Ruddington Local Centre but is within 30 minutes travel time of it by bicycle, bus and on foot.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by car, bus and bicycle of the medical centres in Ruddington, Clifton and West Bridgford.</p> <p>The site is adjacent to the Wilwell Farm Nature Reserve.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Developments should ensure that the surrounding BGI and the wilwell Farm nature reserve is continued to be preserved and unharmed from potential developments.</p> <p>The site is also of sufficient size that it could provide further onsite multifunctional recreational open space to serve the development.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres walking distance of community facilities but has access to such facilities within 30 minutes travel time by public transport. The site will not result in a loss of community facilities. The site is not located in or adjoining a deprived area.	Ensure community facilities to support the development of the site. Also ensure sufficient public transport network to enable future developments to have access to surrounding facilities.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	+	<p>The site adjoins the built-up area of West Bridgford but is separated from it by the A52 and lacks a direct walking route into that area. The Local Centre in Ruddington is approximately a 25-minute walk from the site, along Wilford Road, albeit the footway is only on the eastern side. The bus stop on Wilford Road (Grange Court) is within 400 metres of the centre of the site and provides a service (no.3) every 30 minutes into Nottingham.</p> <p>The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment in both Ruddington and West Bridgford.</p>	<p>Ensure that provision is secured for improved services of public transport to the site to be able to fulfill the potential future demand on the route along Wilford Road.</p> <p>Ensure that provision is secured to connect onto and enhance nearby national cycle routes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is not within close proximity of an Air Quality management area. Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car charging points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers but has some areas either side of Wilford Road and along the southern edge of the area on the west side of Wilford Road that are at low, medium and high risk of surface water flooding.	Ensure water surface management/mitigation measures including SuDS to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The Wilwell Cutting SSSI and LWS adjoins the western boundary of the site The development of the site would result in a loss of trees/hedgerows/woodland.	Ensure existing hedgerows are retained and enhanced. Ensure new development provides new multifunctional BGI, including wildlife corridors. Contributing to the achievement of at least 10% biodiversity net-gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	?	<p>The site is within the Mickleborough Fringe DPZ (SN03). The landscape condition is moderate, and the character strength of the area is weak. The overall landscape strategy is to enhance and restore.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	Could potentially impact the setting of the Greenhouse at Ruddington Golf course. Unsure whether it would promote heritage based tourism or regeneration, or whether it will lead to the adaptive reuse of a heritage asset.	Ensure that development avoids obscuring views of the greenhouse at Ruddington golf club. Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is located within a predominantly Grade 2 agricultural land.</p> <p>It will lead to a loss of best and most versatile agricultural land.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site: R10.4PA – Land south of Wheatcroft Island

Factors	Details
SHLAA reference	SHLAA/RUD/054
Size	113 ha.
No of dwellings/ estimated employment floorspace	2000 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>The site is not currently allocated or used for employment/retail/mixed use or specific employment uses.</p> <p>The development of the site would not result in the loss of employment retail or mixed-use land.</p> <p>The site is not allocated for new educational buildings.</p> <p>The site is not allocated for mixed live-work units.</p>	<p>The size of this site may offer limited opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.</p>
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	?	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The centre of the site is more than 400 metres from the nearest Local Centre in Ruddington but is within 30 minutes travel time on foot and bicycle, albeit there is no footpath along Flawforth Lane leading to Ruddington.</p>	<p>The site is of sufficient size that it could provide onsite retail uses to serve the development.</p>

			The site would not result in a loss of town centre use or mixed use in a shopping centre.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	?	The centre of the site is within 30 mins travel time by bicycle, car and bus of the both the Ruddington Medical Centre and the Cilton Medical Centre. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. The site would not result in the loss of existing recreational open space or accessible BGI.	The site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to national cycling route networks.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development
7. Social Inclusion	Is the site within 400 metres walking distance of	-	The site is not within 400 metres walking distance of community	Ensure community facilities to support the development of the

<p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>facilities and is separated from the main built up area by the A53/A606, with no direct pedestrian/cycle links into West Bridgford/Edwalton and a limited number of bus stops in the vicinity of the site.</p> <p>The site will not result in a loss of a community facility.</p> <p>The site is not located in or adjoining a deprived area.</p>	<p>site are provided or ensure that sufficient public transport and infrastructure is provided to improve accessibility to West Bridgford/Edwalton.</p>
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>--</p>	<p>The site has no public transport routes/bus stops close to the site.</p> <p>The site is located close to the south of Edwalton but is separated from it by the A52 and lacks a direct walking/cycling route to Edwalton. The Wheatcroft Roundabout lacks pedestrian crossings into Edwalton.</p> <p>The site is not within 30 minutes public transport time of community facilities, schools, retail centres and employment areas.</p>	<p>Ensure improvements and development to/of pedestrian networks to create accessibility to the site for walking/cycling and access to public transport.</p> <p>Ensure that provision is secured for bus services to enter the site to serve the development.</p> <p>Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.</p>

9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road).</p> <p>Unknown at this stage whether development of the site would create a new AQMA.</p>	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p>	-	<p>Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers, but there is a strip land along most of the sites southern boundary that has areas at both medium (between 1% and 3.3%) and high (greater than 3.3%) risk of flooding from rivers.</p> <p>Additionally, there are various areas along this strip and elsewhere across the site that</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p> <p>Ensure that appropriate measure, such as site specific flood risk assessments are</p>

	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>are at low, medium and high risk of surface water flooding.</p>	<p>undertaken before development of the site.</p>
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	-	<p>The site is of sufficient size for 10% BNG to be met within the site.</p> <p>The site is not within or adjacent to a designated site of nature conservation interest and is predominantly arable land.</p> <p>Development on the site will likely involve the loss of existing habitats, trees and hedgerows.</p> <p>The site is of sufficient size for development to include on-site open space.</p>	<p>Ensure existing hedgerows are retained and enhanced.</p> <p>Ensure new development provides new multifunctional BGI, including wildlife corridors (grassland, hedgerows, streams and ditches, and tree belts). Contributing to the achievement of at least 10% biodiversity net-gain.</p>

	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>			
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site is primarily within the Mickleborough Fringe DPZ (SN03) with southern and eastern parts of the site within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition for SN03 is moderate, and the character strength of the area is weak. The overall landscape strategy for SN03 is to enhance and restore. The landscape condition and strength for SN04 are both moderate and the overall landscape strategy for the DPZ is to enhance.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

			severity of any impact cannot be determined.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	No designated heritage assets within the site. Scattered archaeological finds found, including medieval pottery and flint. Also an enclosure and linear feature identified in the northeast corner (adjacent to A606 and railway line) There is potential for further revealing of archaeological finds such as medieval pottery and flint. Unsure whether it will promote any heritage based tourism or heritage led regeneration.	Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?	--	The site is predominantly classified as Grade 2 agricultural land with parts being Grade 3. The site's development will lead to a loss of best and most versatile agricultural land.	Ensure further assessment to establish whether the Grade 3 land within the site is 3a or 3b. Ensure development avoids any areas of land classified as Grade 2 and 3a.

safeguarding minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	
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Site: R10.5PA – Melton Road Edwalton Strategic Allocation (Policy 20 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/WEB/047
Size	94 ha.
No of dwellings/ estimated employment floorspace	1776
Existing Use	Agriculture and Residential

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated within the adopted Local Plan Part 1: Core Strategy as a site for housing for around 1,500 dwellings. There are a number of phases ongoing. There will be 3 phases building out consecutively for the remaining duration of the development.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site is allocated as a site for up to 4 hectares of B1 and/or employment generating development. Planning permission has been granted for commercial and retail developments.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site has been allocated for the provision of B1 and/or non-B class employment generating uses. The site is not allocated for mixed live-work units. The site does not have further allocation for educational facilities to be built further than the current facility (Rosecliffe Spencer Academy)	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>Development requirements for the allocation include the provision of a neighbourhood centre (including retail development).</p> <p>The site is within 30 minutes travel time of public transport, walking or cycling to the District Centre in West Bridgford.</p> <p>The site would not result in the loss of a town centre use or mixed use in a shopping area.</p>	<p>Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	The site is within 30 minutes travel time via public transport, walking or cycling to a health facility. The site is within 400 metres walking distance of a recreational area. The site will not result in a loss of a recreational area but new open space has been provided as part of the development of the site and outline planning permission has been granted for the creation of a new Community Park (reserved matters application pending determination)	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The site is within 400 metres walking distance of community facilities. The site will not result in a loss of a community facility. The site is not located in or adjoining to a deprived area.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is accessible by public transport with the Keyworth bus route running adjacent to the site on Melton Road. The site is adjoining to an existing business and retail stores. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment areas.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	-	The site is on predominantly greenfield land	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area Agglomeration Zone. Unsure as to whether the site will cause additional harm to an existing Air Quality Management Area. Unsure whether the site is likely to create a new Air Quality management area.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	The site is located within EA Flood Zone 1	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Development of the site would not result in the loss of a designated site of nature conservation interest. The site is adjacent to the Sharphill Woods Local Wildlife Site. Development of the site will result in the loss of some existing hedgerows/field trees within the site. The provision of new open space at the between the early development phases and the existing houses on Edwalton Lodge Close has been laid out. Additionally a new community park within the site has outline planning permission with a reserved matters application (21/01349/REM) currently under consideration.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The site will potentially lead to an impact on local landscape character due to the site being located on greenfield land. The site will create a new landscape character.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	The site will not result in a loss of or harm the significance of any designated or non-designated heritage assets or its setting. As there are no heritage assets within close proximity of the site It is unlikely that the site will promote heritage based tourism or heritage led regeneration nor will it lead to the adaptive reuse of a heritage asset.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The eastern parts of the site are predominantly classified as Grade 2 agricultural land with western and northwestern parts being classified as Grade 3a or 3b.</p> <p>The site will result in the loss of some best and most versatile agricultural land but development of the majority of the areas classified as Grade 2 (with the exception of the paddock to the south of 245 Melton Road) and Grade 3a (with the exception of the area to the south of Alison Close) have been completed or are substantially under construction.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: Tollerton / Gamston**Site: R11.1PA* – South of Gamston Strategic Allocation**

Comprised of sites:

- R11.2 – North of Tollerton

Factors	Details
SHLAA reference	SHLAA/TOL/501 (comprising SHLAA/TOL/010)
Size	40 ha.
No of dwellings/ estimated employment floorspace	500
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but is adjacent to the Gamston and Tollerton strategic allocation. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not allocated for employment, retail or mixed use. The site is not allocated for specific employment uses such as officed based employment. The site will not involve the loss of employment, retail or mixed use land. The site is not for new educational buildings. The site is not allocated for mixed live-work units.	The size of the site may offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from West Bridgford District Centre and the Gamston Centre of Neighbourhood Importance but is within 30 minutes travel time of the Gamston CNI by bicycle and bus.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by bicycle, car and bus of both West Bridgford Medical Centre and Lings Bar non-Emergency Hospital.</p> <p>The site is within 400 metres walking distance of a recreational area or accessible blue green infrastructure (Tollerton Open Space).</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to national cycling route networks.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is within 400 metres walking distance of community facilities located in Tollerton to the south of the site. The site will not result in a loss of a community facility. The site is not located or adjoins a deprived area.	Ensure main accessibility avenues to Tollerton and its facilities are improve and sufficient to provide for the site if developed.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	--	<p>The site is not accessible by public transport.</p> <p>The site adjoins the main built up area of Gamston but is separated from it by the A52. Pedestrian crossings exist that provide direct access across the A52 to the Gamston Centre of Neighbourhood Importance.</p> <p>The bus stops on Tollerton Lane to the east are located more than 400 metres from the centre of the site. These provide a range of bus services to Nottingham/Radcliffe on Trent (no.33) and West Bridgford/Gamston (no.853).</p>	<p>Ensure that provision is secured for bus services to enter the site to serve the development.</p> <p>Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.</p>
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	<p>Is the site a brownfield site?</p>	--	<p>Site is on greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers, but has areas of land across the site to the north and southwest of Hoylands Farm that are at low, medium and high risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The site is of sufficient size for 10% BNG to be met within the site. The site is not within or adjacent to a designated site of nature conservation interest and is predominantly arable land. Development on the site will likely involve the loss of existing habitats, trees and hedgerows. The site is of sufficient size for development to include on-site open space.	Ensure existing hedgerows are retained and enhanced. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). Both the landscape condition and the character strength are moderate. The overall landscape strategy is to 'enhance and restore'.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	Unknown if it would result in development that is sympathetic to its surrounding in terms of design, layout and scale until detailed design stage. There are no designated or non-designated heritage assets identified within the site. HER identifies ridge and furrow, cropmarks, and a well as possible archaeological features.	Ensure that appropriate archaeological investigations of the site are undertaken prior to any development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is predominantly classified as Grade 2 agricultural land with parts being Grade 3.</p> <p>The site's development will lead to a loss of best and most versatile agricultural land.</p> <p>Development of the site would likely increase household waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure further assessment to establish whether the Grade 3 land within the site is 3a or 3b.</p> <p>Ensure development avoids any areas of land classified as Grade 2 and 3a.</p>

Site: R11.5PA – East of Gamston North of Tollerton Strategic Allocation (Policy 25 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/TOL/008
Size	246 ha.
No of dwellings/ estimated employment floorspace	4000 based on Local Plan Part 1: Core Strategy Policy 25.
Existing Use	Agriculture and Airfield

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for around 2,500 dwellings before 2028 with up to a further 1,500 dwellings post 2028.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site is allocated for around 20 hectares of employment land which could provide a strategic level of jobs (approximately 963, assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is allocated for a wide range of employment opportunities, including training opportunities. The site will not involve the loss of employment, retail or mixed-use land. The site is allocated to provide educational facilities.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not located within 400 metres of a shopping centre such as a city centre or local centre.</p> <p>The site will not result in a loss of town centre use or mixed use shopping centre.</p>	<p>Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time of a health facility.</p> <p>The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The site could potentially lead to a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres walking distance of community facilities. The site will not result in a loss of a community facility. The site is not located in or adjoining a deprived area.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site is accessible by public transport with bus routes operating along Tollerton Lane. The site is separated from the main built up area by the A52. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is predominantly on greenfield land	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham urban area agglomeration zone Unknown whether the site will lead to the creation of a new air quality management area.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality</p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	0	<p>The site is predominantly within EA flood Zone 1 but it is partially within and adjacent to a flood zone 3 area to the south and east of the site.</p>	<p>Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	?	The site will not result in a loss of all or part of an designated site of nature conservation interest. The site is not adjacent to a designated site of nature interest The site could potentially lead to the loss of existing habitats or trees/hedgerows/woodlands.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	--	The site could potentially have an adverse impact on local landscape character. The site will not conserve, enhance or restore the features and characteristics of the landscape in the present form. The site will create a new landscape character.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	Unsure whether any development would be sympathetic to its surrounding in terms of design layout and scale. The site could potentially lead to the loss of or harm the significance of the designated heritage assets within the sites boundaries. Unsure whether it will promote heritage based tourism or heritage led regeneration.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure any non-designated heritage assets within the site are protected and/or appropriately recorded.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is located within both grade 2 and 3 agricultural land.</p> <p>The site's development would lead to a loss of the best and most versatile agricultural land.</p> <p>Unsure as to whether the site's development would sterilise mineral reserves which can be viably extracted.</p>	<p>Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

Broad Area: Ruddington**Site: R12.1PA – West of Pasture Lane**

Factors	Details
SHLAA reference	SHLAA/RUD/005
Size	36 ha.
No of dwellings/ estimated employment floorspace	350 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing. But could deliver up to 350 homes which would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	<p>No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.</p> <p>The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the worst 10% and 10.1-20% Indices of Multiple Deprivation 2019.</p>	<p>The size of this site may offer opportunities to include limited employment creating uses.</p> <p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is proposed solely for housing development. Assumes all housing sites make appropriate education provision	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The centre of the site is more than 400 metres from both Clifton District Centre and Ruddington Local Centre but is within 30 minutes travel time (walking or cycling) of both centres.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time by car, bike and bus of health centres in both Clifton and Ruddington.</p> <p>The site is located within the Fairham Brook BGI network as identified in the Greater Nottingham BGI Strategy and Rushcliffe Local Plan Part 2. This includes formal sporting facilities and playing fields (on the western side of Fairham Brook within the City) and rights of way along the brook. Although these facilities are further than 400m from the site. There is an active travel pedestrian route from Pasture Lane to Rushcliffe Country Park and the village centre.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	<p>Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance the Fairham Brook BGI network.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post offices, leisure centres and libraries within Ruddington and Clifton. The site would not result in the loss of a community facility. The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the worst 10% and 10.1-20% Indices of Multiple Deprivation 2019.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	<p>The site is between 400 and 800 metres of the bus stop on Clifton Lane which provides regular services between Clifton and Nottingham (No. 3), via West Bridgford.</p> <p>The site is adjacent to the main built up areas of Clifton to the west (albeit separated by Fairham Brook) and Ruddington to the east and has direct routes to both settlements and their businesses/shopping centres.</p> <p>The site is within 30 minutes travel time by bus of the community facilities, schools, retail centres and employment areas in Ruddington and Clifton.</p>	Major public transport improvements.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies. Within the Fairham Brook BGI network, ensure specific opportunities are taken to mitigate effects of climate change, including increased flood risk mitigation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	<p>The site is not strategic in scale and is considered unlikely to impinge on an existing Air Quality Management Area.</p> <p>Whilst the site does not fall within Nottingham Urban Area agglomeration zone, it is located between Clifton and Ruddington, both of which are within the Urban Area Agglomeration Zone.</p> <p>It is unknown at this stage whether development of the site would create a new AQMA.</p>	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Land adjacent to the ditch on the southern boundary is within Flood Zone 3, as is the western edge of the site adjacent to Fairham Brook.</p> <p>The site is not within a source protection zone.</p>	<p>Land within Flood Zone 3 should be excluded from development and be maintained as a buffer that protects and enhances the riparian habitats.</p> <p>SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) must address surface water run-off.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	<p>The site is directly adjacent to the Fairham Brook Nature Reserve, a Local Wildlife Site. Valued for its grassland and scrub, the site has been adversely affected by canalisation of the brook, lowering of the water table and urban edge effects. The site is also bounded by a ditch on its southern side. Ditches are a LBAP priority habitat.</p> <p>Fairham Brook is a BGI secondary network in the Greater Nottingham BGI Strategy. Biodiversity, recreation, flood mitigation and urban fringe enhancement are primary functions.</p> <p>Fairham Brook and its environment are also an ecological network.</p>	<p>Development should avoid, mitigate or compensate for any direct or indirect effects on the LWS or priority habitats.</p> <p>On-site BGI should complement and enhance the Fairham Brook BGI network.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site is partly within the Ruddington Alluvial Farmlands DPZ (SN02) and partly within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition of the SN02 is poor and its strength is moderate. The overall landscape strategy for the DPZ is to 'enhance and restore'. The landscape condition and strength of SN04 are both moderate and the overall strategy is to 'enhance'.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no heritage assets within or in close proximity to the site. No impact as no heritage assets are likely to be affected.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Broad agricultural land classification maps identify that the land is Grade 2 agricultural land and also 'urban' in parts. However, there are no urban features within the site.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site: R12.2PA – East of Ruddington

Factors	Details
SHLAA reference	SHLAA/RUD/501 (comprising SHLAA/RUD/001 & SHLAA/RUD/059)
Size	132 ha.
No of dwellings/ estimated employment floorspace	2600 based on SHLAA Joint Methodology
Existing Use	Agriculture

Comprised of sites:

- R10.3E – Land East of Ruddington
- R12.4 – East of Loughborough Road

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	This strategic site could provide around 2,600 houses in a location adjoining a key settlement. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	The size of this site may offer opportunities to include limited employment creating uses. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development. It is assumed all housing sites will make appropriate education provision.	The size of this site does offer opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from Ruddington Local Centre but is within 30 minutes travel time of it on foot or by bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time of a the Ruddington Medical Centre by car or on a bike.</p> <p>The site is not within 400 metres of a recreational area or accessible BGI but Jubilee Field sports ground is around 1km from the site and Rushcliffe Country Park and Elms Park are around 1.5 km albeit these are separated from the site by the A60 which has no signalised pedestrian crossings in the vicinity of the site.</p> <p>The site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Community facilities within Ruddington (schools, village hall, post office and library) are more than 400 metres from the site, however, they are within 30 minutes travel time on foot, by bike or on the bus (ie: nos. 9 and 863 for secondary schools in West Bridgford). The development of the site would not result in the loss of a community facility. The site is not within or adjoining a deprived area.	Ensure community facilities to support the development are provided within the site, such as a primary school and local centre.

<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	-	<p>The site is more than 800 metres walking distance from the nearest bus stops on Mere Way and the A60 Loughborough Road close to Mill Lane (there is no pedestrian crossing over the A60 to access the stop on the west side of the road however). Both stops provide regular services to Nottingham via West Bridgford (including nos. 9, 10C and 10X), which are approximately 30 minutes travel time.</p> <p>The site adjoins the ribbon development to the southeast of Ruddington but is separated from the main built up area of Ruddington by the A60.</p> <p>There are direct routes to Ruddington's Local Centre, which is within 30 minutes travel time on foot or by bike.</p> <p>New vehicular accesses would be required either side of the A60 which is a busy classified road with a maximum speed limit of 50mph in the vicinity of the site.</p>	<p>Major public transport improvements.</p> <p>Ensure the delivery of footpath connections on Flawforth Lane.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is adjacent to Ruddington which is within the Nottingham Urban Area agglomeration zone. Development on this scale, in addition to other developments along the A52, may increase private car use along the A52 and increase air pollution. A52 at Clifton Boulevard (west of Nottingham Knight) was formally designated an AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>The site is in Flood Zone 1. A very small area within the southeast corner is at medium risk of surface water flooding.</p> <p>The site is not within a source protection zone.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>There are no designated nature conservation sites within the site, or in close proximity. The land contains and is bounded by hedgerows of varied age and condition. Hedgerows are identified as a LBAP priority habitat and the BOMR highlights the need to protect and enhance their quality and connectivity.</p> <p>Whilst 10% is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.</p>	<p>Shelterbelts should be incorporated into the design, adjacent to hedgerows in order to improve the wildlife corridors. In addition to hedgerows the site contains a number of mature trees that should be incorporated into any development.</p> <p>Given the sites significant size, any development must incorporate on-site multifunctional blue and green infrastructure, which could include a network of green corridors, that contributes to biodiversity net-gain and provides formal and informal recreational open space.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	--	<p>The site is within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition and character strength are both moderate. The overall landscape strategy is 'enhance and restore'.</p> <p>Development of this scale is likely to have an adverse impact on landscape character east of Ruddington.</p> <p>It will increase perception of coalescence with Bradmore.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Southern buffer would reduce visual impacts and coalescence with Bradmore.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	There are no designated historic assets within this site. Bradmore Conservation Area is located to the south of the site HER indicates there is ridge and furrow and terraced bank adjacent to Flawforth Lane, within the allocated site. HER indicates possible remains of windmill and well on the site, west of A60 (south of the business park).	Ensure site investigations of heritage features are undertaken prior to allocation/development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>ALC maps identify that the land is Grade 2 agricultural land.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site: R12.3PA* – North Ruddington

Factors	Details
SHLAA reference	SHLAA/RUD/502
Size	41.1ha site (17.19 ha located within Nottingham City boundaries)
No of dwellings/ estimated employment floorspace	730 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated but could provide around 500 houses in a location adjoining a key settlement.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	<p>No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.</p> <p>The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the 20% most deprived neighbourhoods in the Country.</p>	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development. It is assumed all housing sites will make appropriate education provision. The site is not for new educational buildings. The site is not for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from Ruddington Local Centre but is within 30 minutes travel time of it on foot or by bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	-	<p>The site is within 30 minutes travel time of the Ruddington Medical Centre by car or on a bike.</p> <p>The site is not within 400 metres of a recreational area or accessible BGI but Elms Park is around 1.5km from the site, Jubilee Field sports ground is around 2km from the site, and Rushcliffe Country Park around 2.3 km albeit these are separated from the site by the A60 which has no signalised pedestrian crossings in the vicinity of the site.</p> <p>The site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance the Fairham Brook BGI network.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	<p>The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post offices, leisure centres and libraries within Ruddington and Clifton.</p> <p>The site would not result in the loss of a community facility.</p> <p>The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the 20% most deprived neighbourhoods in the Country.</p>	Ensure community facilities to support the development are provided within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	The site is more than 800 metres walking distance from the nearest bus stop on Wilford Road. The stop is served by route number '3' to Nottingham. The site is adjacent to the main built up area of Ruddington to the south and has direct routes to the settlement and its businesses/shopping centre. The site is within 30 minutes travel time by bike of the community facilities, schools, retail centres and employment areas in Ruddington.	Major public transport improvements.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is adjacent to Ruddington which is within the Nottingham Urban Area agglomeration zone. Development on this scale, in addition to other developments along the A52, may increase private car use along the A52 and increase air pollution.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The western and southern boundary edges of the site are affected by flood zone 2 and 3, which relate to the Fairham Brook that forms the western boundary and the Packham Dyke which flows east to west beyond the site's southern limits.</p> <p>Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The site is directly adjacent to the Fairham Brook Nature Reserve on the western side, a Local Wildlife Site, and on the northern side Wilwell Cutting, a Site of Special Scientific Interest. Whilst the provision of 10% Biodiversity Net Gain is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.	Ensure the delivery of a minimum of 10% Biodiversity Net Gain. Development should avoid, mitigate or compensate for any direct or indirect effects on the Local Wildlife Site, Site of Special Scientific Interest and priority habitats. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>?</p>	<p>At a national level, the site is located on the south eastern edge of National Character (NCA) 48 – The Trent and Belvoir Vales. At a regional level, as set out in the East Midlands Regional Landscape Character Assessment (EMRLCA), the site is located on the south westernmost edge of Group 4a – “Unwooded Vales”.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no heritage assets within or in close proximity to the site. No impact as no heritage assets are likely to be affected.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Broad agricultural land classification maps identify that the land is Grade 2 agricultural land and also 'urban' in parts. However, there are no urban features within the site.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Broad Area: Keyworth**Site: R13.1PA – West of Keyworth**

Comprised of sites:

- R13.1 – North of Debdale Lane
- R13.2 – North of Bunny Lane
- R13.3 – South of Bunny Lane
- R13.4E – Land off Lings Lane

Factors	Details
SHLAA reference	SHLAA/KEY/501 (comprising SHLAA/KEY/011, SHLAA/KEY/012, SHLAA/KEY & SHLAA/KEY/070)
Size	56 ha.
No of dwellings/ estimated employment floorspace	1120 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but adjoins a key settlement and may be suitable for further strategic level of housing development. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	The size of this site may offer opportunities to include limited employment creating uses. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development. It is assumed all housing sites will make appropriate education provision. Subject to advice from NCC, given its significant size, the site may be required to include educational facilities.	The size of this site may offer limited opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre uses or mixed uses within a shopping centre.</p> <p>The centre of the site is just over 400 metres from the Keyworth Local Centre but is within is within 30 minutes travel time on foot or by bicycle.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by bus, car or bicycle of the Keyworth Health Centre.</p> <p>The nearest BGI (excluding footpaths) is the Keyworth Recreation Ground (including a NEAP). This is beyond 400m, located approximately 650m west along Bunny Lane. Platt Lane Playing Fields are located on the opposite side of Keyworth. Approximately a 30 minute walk or 10 minute cycle.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI.</p>	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Community facilities within Keyworth Local Centre, The Wolds Local Centre, Nottingham Road Centre of Neighbourhood Importance all are within 30 minutes travel time of the site on foot or on Bicycle. As are the primary schools and South Wolds Community School.	Ensure community facilities to support the development are provided within the site.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	Keyworth's Local Centre is a 5 minute walk and both primary schools and the secondary school are all within a 20 to 30 minute walk. Bus stops within the village centre are within 5 minute walk. These provide 3-4 buses an hour to Nottingham and two further services to Asda and Morrison's in West Bridgford and Gamston.	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within or adjacent to the Nottingham Urban Area agglomeration zone or AQMA. Development on this scale, in addition to other developments along the 'A52 corridor', may increase private car use along the A52 and increase air pollution. A52 at Clifton Boulevard was formally designated an AQMA.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is within flood zone 1.</p> <p>EA maps indicate that land south of Bunny Lane (at its lowest point) is at a high risk of surface water flooding. EA map also indicates that 2 areas of land that drop down to Debdale Lane are at high, medium and low risk of surface flooding.</p> <p>The site is not within a source protection zone.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>There are no designated nature conservation interests within or adjacent to the site. It is however bounded by and contains established mature hedgerows and the pasture is identified as existing grassland within Biodiversity Opportunity Mapping report and may contain locally important neutral grassland plant species.</p>	<p>Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within the Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch on Debdale Lane should be prevented to avoid diffuse water pollution.</p> <p>The size of the site would allow for the incorporation of multifunctional BGI, including wildlife corridors (grassland, hedgerows, streams and ditches, and tree belts). Contributing to the achievement of at least 10% biodiversity net-gain.</p>

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The central part of the site is within the Widmerpool Clay Wolds DPZ (NW04) with the northern part being within the Cotgrave and Tollerton Village Farmlands DPZ (SN04) and the part south of Bunny Lane being within the Ruddington Alluvial Farmlands DPZ (SN02).</p> <p>Both the landscape condition and strength of NW04 are moderate with the overall landscape strategy being to 'enhance'. The landscape condition and strength of SN04 are also both moderate with the overall strategy being 'enhance'. The landscape condition of the SN02 is poor and its strength is moderate. The overall landscape strategy for the DPZ is to 'enhance and restore'. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by a landscape character assessment and ensure that development preserves any existing landscape features of value and uses sensitive design and layouts to minimise visual intrusion upon the landscape.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	There are no nationally designated heritage assets within or adjacent to the site. The field at Lings Lane contains ridge and furrow (Medieval to Post Medieval - 1066 AD to 1779 AD). Local records also show two areas of ridge and furrow south of Bunny Lane. Ridge and furrow either side of Wysall Lane and on sloping land to Debdale Lane. Southern part of the site is within 100 metres of the southern conservation area boundary.	Ensure site investigations of heritage features are undertaken prior to allocation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as both Grade 2 and 3 agricultural land.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment will be required to establish whether Grade 3 is 3a or 3b.</p> <p>Development should avoid, where possible, Grade 2 and 3a land.</p>

Broad Area: A453**Site: R15.1PA – East of A453**

Factors	Details
SHLAA reference	SHLAA/BIF/002
Size	231 ha.
No of dwellings/ estimated employment floorspace	3000 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but adjoins an existing allocation. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	The size of this site may offer opportunities to include limited employment creating uses. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not currently used for employment/retail/mixed use purposes and is proposed solely for housing development.	The size of this site may offer limited opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	?	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The centre of the site is more than 400m from Clifton District Centre but is within 30 minutes travel time of it by bicycle (but not on foot or by bus).</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Ensure connectivity to such facilities by non-car nodes, although difficult in the short term due to the development of the neighbouring allocation being in its early phases.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	-	<p>The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible BGI.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.</p>	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	--	The site does not adjoin the main built up area nor has direct routes to existing businesses and shopping centres. The site is not within 30 minutes public transport time of any facility.	Ensure connectivity to the site by non-car modes

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to and air quality management zone.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality</p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Small area of the site at risk of flooding in a 1-1000 year event (zone 2). Some areas of the site are at risk from surface water flooding.</p> <p>The site is not within a source protection zone</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown whether it will meet net gain requirements at this stage. There are Local Wildlife Sites situated along the southern edge of the site. Some hedgerows, scrub and trees within the site. Hedgerows should be protected and enhanced to enable connectivity of habitats. Site is within the urban fringe GI opportunity area.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision Existing hedgerows, watercourses trees and scrub should be retained where possible, and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The majority of the site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy of the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development there is the significant potential for it to have an adverse impact on local landscape character, however, cannot determine at this stage whether development would enhance or restore features and characteristics of the landscape.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Ensure development avoids prominent areas of the site, in particular the ridgelines of the Gotham Hills.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>Thrumpton is a large conservation area to the north of the site. Glebe farm, a Scheduled Ancient Monument is of National importance and it potentially covers a large area at the centre of the site. Archaeological features are distributed across this large strategic site. This includes linier features, mills, buildings and enclosures. There is also evidence of a Romano-British enclosed settlement and Villa complex at Glebe Farm. And also evidence of an Iron Age farmstead.</p>	<p>Avoid development on Glebe Farm SAM</p> <p>The monument boundary is unlikely to represent the full extent of archaeology - archaeological investigation and mitigation would be required across the wider site focused on the surroundings of the monument.</p> <p>Any detailed proposal would be required to preserve or enhance the setting of Thrumpton conservation area.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Vast majority of the site is grade 2 agricultural land with some grade 3 Development will lead to the loss of BMV agricultural land.</p> <p>Allocation / development of the site is likely to increase household waste per head.</p>	

Site: R15.5PA – Land south of Clifton Strategic Allocation (Policy 24 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/BIF/003
Size	176 ha.
No of dwellings/ estimated employment floorspace	3000 based on Local Plan Part 1: Core Strategy Policy 24
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	<p>The site is allocated for housing and has an extant outline planning permission for up to 3,000 dwellings (including a minimum of 10% affordable housing). Two phases of residential development have been granted reserved matters and one phase is underway at April 2024.</p> <p>The delivery of the housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	<p>Outline planning permission granted for up to 100,000sqm of B1, B2 and B8 and retail floorspace of up to 2,500sqm.</p> <p>Planning permission has been granted for Plots A1, B1, B2 and B3 within the Fairham Business Park.</p> <p>The site could provide a strategic level of jobs (approximately 1,550 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	Outline planning permission granted for up to 100,000sqm of B1, B2 and B8 and retail floorspace of up to 2,500sqm. Planning permission has been granted for Plots A1, B1, B2 and B3 within the Fairham Business Park.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is within 30 minutes walk of retail areas on Farnborough Road and Green Lane / South Church Drive in Clifton.</p> <p>The outline planning permission includes the delivery of 2,500sqms of retail.</p>	<p>Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The northern edge of the site, adjacent to Clifton, is within a 20 minute walk of Clifton Medical Practice.</p> <p>Fairham Brook is identified as a strategic BGI network in the GNBGI Strategy. Extensive areas of BGI are proposed along the Fairham Brook within reserved matters concerning landscaping and BGI.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The allocated site is within a 30 minute walk of community facilities in Clifton, including the Highbank Community Centre, Highbank School, Milford Academy School, Clifton Post Office, and Clifton Library. A new school will be provided as part of the strategic allocation's development.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The allocated site is directly adjacent to the main built up area. This includes the Clifton South NET Park and Ride. The allocated site is within a 30 minute walk of retail areas and community facilities in Clifton, including the Highbank Community Centre, Highbank School, Milford Academy School, Clifton Post Office, and Clifton Library.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is on greenfield land	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (Radcliffe Road/Lady Bay). Unknown at this stage whether further development of the site would create a new AQMA.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>Land adjacent to Fairham Brook adjacent to the allocation is identified as being within flood zones 2 and 3a. The allocation is within flood zone 1.</p> <p>The site is adjacent to and is within the catchment of the Fairham Brook. However, approved plans indicate that riparian habitats should be preserved and enhanced by multi-functional BGI.</p> <p>The site is not within or adjoining an SPZ.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	The site was granted outline planning permission, prior to adoption of the Local Plan Part 2 which requires biodiversity net gain. The Fairham Brook BGI network (identified in the GNBGI Strategy) is adjacent to the site. There are no designated nature conservation sites within the site. In accordance with the allocation's development requirements, the permitted scheme includes significant areas of multi-functional BGI.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	?	<p>The site is within the SN01 Clifton Slopes. The LCA (2006) identifies this area as having moderate landscape condition and strength.</p> <p>The site is in a prominent location within this landscape. It's a sloping site with long views to south. South eastern portion of site never been enclosed – Extensive views from across the A453.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No designated assets on site. HER identifies linear features, however these may be former agricultural boundaries.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Agricultural land is classified as Grade 2 and Grade 3. Will lead to loss of soils and may not enhance soil quality.</p> <p>As with all sites further development within the allocation will result in increased household and commercial waste</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: East Leake**Site: R16.2* Land off West Leake Road**

Factors	Details
SHLAA reference	SHLAA/EL/007
Size	49 ha.
No of dwellings/ estimated employment floorspace	515 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated but could provide around 500 houses in a location adjoining a key settlement.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	The site is not promoted for employment, retail or mixed use. The site is not promoted for specific employment uses such as officed based employment. The site will not involve the loss of employment, retail or mixed use land. The site is not for new educational buildings. The site is not for mixed live-work units.	The size of the site may offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from East Leake Local Centre but is within 30 minutes travel time of it on foot or by bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time of the East Leake Village Health Group by car or on a bike.</p> <p>The site abuts allotments on West Leake Road. The site is not within 400 metres of a recreational area or accessible BGI but Meadow Park is around 1.2km from the site.</p> <p>The site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to the rights of way network and enhance the BGI network.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post offices, leisure centres and libraries within East Leake. The site would not result in the loss of a community facility. The site is not within an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	The site is more than 800 metres walking distance from the nearest bus stop on Main Street. The stop is served by route number '1' to Nottingham. The site is adjacent to the main built up area of East Leake to the east and has direct routes to the settlement and its businesses/shopping centres. The site is within 30 minutes travel time by bike of the community facilities, schools, retail centres and employment areas in East Leake.	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The northern boundary edge of the site is affected by flood zone 2 and 3, which relate to the Kingston Brook that forms the northern boundary.</p> <p>Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The site is directly adjacent to the West Rushcliffe District Disused Railway Local Wildlife Site on the eastern side. Whilst the provision of 10% Biodiversity Net Gain is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.	Ensure the delivery of a minimum of 10% Biodiversity Net Gain. Development should avoid, mitigate or compensate for any direct or indirect effects on the Local Wildlife Site and priority habitats. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	?	<p>At a national level, the site is located on the south eastern edge of National Character (NCA) 74 – Leicestershire and Nottinghamshire Wolds. At a regional level, as set out in the East Midlands Regional Landscape Character Assessment (EMRLCA), the site is located in Group 8a – “Clay Wolds”.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no heritage assets within or in close proximity to the site. No impact as no heritage assets are likely to be affected.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Broad agricultural land classification maps identify that the land is predominantly Grade 2 agricultural land with some Grade 3 and Grade 4.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site: R16.3* Land to the South of Rempstone Road

Factors	Details
SHLAA reference	SHLAA/EL/005
Size	31 ha.
No of dwellings/ estimated employment floorspace	500 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated but could provide around 500 houses in a location adjoining a key settlement.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is proposed solely for housing development. Assumes all housing sites make appropriate education provision. The site is not for new educational buildings. The site is not for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from East Leake Local Centre but is within 30 minutes travel time of it by bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time of the East Leake Village Health Group by car or on a bike.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible BGI, but Meadow Park is around 2.5km from the site.</p> <p>The site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to the rights of way network and enhance the BGI network.</p>
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike from the post offices, leisure centres and libraries within East Leake. The site would not result in the loss of a community facility. The site is not within an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site is adjacent to the main built up area of East Leake to the north and has direct routes to the settlement and its businesses/shopping centres. The site is within 30 minutes travel time by bike of the community facilities, schools, retail centres and employment areas in East Leake. Bus stops are located on Rempstone Road. These are served by route number '1' to Nottingham twice an hour.	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is within flood zone 1.</p> <p>A small part of the site is at a low risk of surface water flooding.</p> <p>Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.</p> <p>The site is not within or adjoining an SPZ.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	Whilst the provision of 10% Biodiversity Net Gain is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI. The site does not include or adjoin a designated site of nature conservation interest. The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing habitats.	Ensure the delivery of a minimum of 10% Biodiversity Net Gain. Development should avoid, mitigate or compensate for any direct or indirect effects on priority habitats. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	?	<p>At a national level, the site is located on the south eastern edge of National Character (NCA) 74 – Leicestershire and Nottinghamshire Wolds. At a regional level, as set out in the East Midlands Regional Landscape Character Assessment (EMRLCA), the site is located in Group 8a – “Clay Wolds”.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no heritage assets within or in close proximity to the site. No impact as no heritage assets are likely to be affected.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Broad agricultural land classification maps identify that the land is a majority Grade 2 agricultural land with parts Grade 3.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site assessments on reasonable alternatives for employment sites

Area: A453 Corridor

Site: RBC-EMP-01 – Ratcliffe on Soar Power Station

Factors	Details
Size	265 (gross)
Estimated employment floorspace	810,000m ²
Existing Use	Coal Fired Power Station and Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	<p>The site is not in or adjoining a built-up area. Some existing jobs on the power station will be lost following its decommissioning but the redevelopment of the site has the potential to provide a significant level of jobs (approximately 3,500-4,000 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	<p>Ensure development includes new employment opportunities for unemployed people.</p> <p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is not allocated and does not adjoin the built-up area or key settlement. The site is an existing single employment site that is greater than 5ha and could provide a strategic level of employment along with the potential to provide opportunities for training and high knowledge sectors. The LDO focusses on renewable energy and low carbon technologies and includes training facilities.	The size of this site and locations offers opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>No impact on the vitality and viability of the existing centre.</p> <p>The site is however within a 30-minute travel time by public transport, walking and cycling of Kegworth, which is in the neighbouring local authority area of North West Leicestershire.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by bus, car and bicycle from the health facilities in Gotham and Kegworth.</p> <p>The site is not within 400 metres walking distance a recreation area or accessible BGI (excluding footpaths).</p> <p>The site would not result in the loss of a recreation area or accessible BGI, although public footpaths on the area to the south of the A453 would require diversion.</p> <p>The allocation/ development of the site could potentially provide opportunities for new/improved pedestrian and cycling links to be created along the green corridor infrastructure no.3 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p>	<p>Ensure existing public footpaths on the south side of the A453 are appropriately diverted and enhanced.</p> <p>Ensure new/improved pedestrian and cycleway links are provided to West Bridgford, Clifton and Barton in Fabis.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.

<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site has the potential to make use of existing rail infrastructure that serves the existing power station. This comprises a spur line of the neighbouring mainline railway.</p> <p>The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services.</p> <p>The site is within 30 minutes travel time via train to Derby and within 30 minutes travel time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.</p>	<p>Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	The northern area is predominantly brownfield land. The southern area is predominantly greenfield.	

<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	<p>++</p>	<p>As a former power station, the existing electricity infrastructure on the site offers significant potential for the provision of renewable energy generation that connects directly to the National Grid.</p> <p>The LDO focusses on the renewable energy and low carbon technology research and manufacturing industries.</p> <p>The site is not allocated for a specific renewable energy or community energy systems, but its proximity to East Midlands Airport, may limit the use/number of some renewables on the site. Solar panels have been proposed within the north of the site however.</p> <p>Whilst it is unknown if the allocation / redevelopment of the site would help people adapt to climate change, the development of renewable technologies will assist the reduction in climate change emissions.</p>	<p>Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but has some extensive areas, primarily on the south of the A453 that are at low, medium and high risk of surface water flooding. The area north of the A453 also has areas at low, medium and high risk of surface water flooding.</p> <p>The site is approximately 6km from edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Northern part of the site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS. The allocation / development of the site would result in the complete loss of existing habitats, primarily on the southern part of the site. The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	?	<p>The site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the DPZ is moderate and the landscape strength is strong.</p> <p>The existing power station on the northern part of the site has a significant impact on the local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact. By contrast the southern part of the site is largely open and development on this part is of the site unlikely to conserve or enhance the landscape in its present form.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>A part of the Roman site scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the northern part of the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station.</p> <p>The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.</p> <p>Records indicate the possibility of a moated manor house within the northeast corner of the northern part of the site.</p> <p>Assessment of A453 widening indicated possible Bronze Age,</p>	<p>Ensure further archaeological investigation is carried out across the site prior to development.</p> <p>Ensure the setting of the listed railway tunnels and Thrumpton Conservation Area is preserved.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Medieval, Roman, and Iron Age archaeological remains in the vicinity of this corridor.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as non-agricultural land, with four parcels of land (two on the northern and two on the southern) being sub-grade 3b and one small parcel on the southern side being sub-grade 3a. Allocation / development of the site is likely to increase commercial waste per head. The southern part of the site lies within an area safeguarded for Gypsum.	

Site: RBC-EMP-02 – Nottingham ‘Gateway’

Factors	Details
Size	168 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site adjoins the strategic housing allocation south of Clifton (Policy 24 of Rushcliffe Core Strategy) and has the potential to provide a strategic level of jobs (approximately 8,340 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is not allocated for employment (etc) uses but is a single site greater than 5ha that adjoins the built-up area of Clifton and has the potential to provide a strategic level of employment. The development of the site would not result in the loss of employment (etc.) land.	The size of this site offers opportunities to include educational facilities and/or employment space for high knowledge sector.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre, it would be within a 30 minute travel time by public transport, walking and cycling of Clifton's shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible BGI.</p> <p>The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.</p>	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham/Loughborough. The site does not presently adjoin the main built-up area of Clifton. The site is approximately 45 minutes travel time from Nottingham by bus.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site are at low, medium and high risk of surface water flooding.</p> <p>The site is approximately 4km from the edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. The Long Spinney LWS adjoins the southern boundary of the site. The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site. The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Scheduled Monument at Glebe Farm is located a short distance to the southwest of the site and is of National importance. The extent of archaeological remains associated with the site could potentially extend into the site. Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site.</p> <p>Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to be mitigated.</p>	<p>Ensure further archaeological investigation is carried out across the site prior to development.</p> <p>Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The majority of the site is on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV.</p> <p>Allocation / development of the site is also likely to increase commercial waste per head.</p> <p>The site is not within an area safeguarded for minerals.</p>	

Area: A46 Corridor**Site: RBC-EMP-03 – South of Owthorpe Lane**

Factors	Details
Size	50 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is promoted solely for employment (logistics) development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	<p>The site is not in or adjoining a built-up area but has the potential to provide a strategic level of jobs (approximately 1,307 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation although parts of Cotgrave village are within the 40% or more most deprived neighbourhoods in the country.</p>	<p>Ensure development includes new employment opportunities for unemployed people.</p> <p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development. The site is not allocated for any purpose and does not adjoin the built-up area or key settlement. Development of the site would not involve the loss of employment, retail or mixed use land. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	0	<p>The site is within 30 minutes travel time of a health facility in Cotgrave by car and bicycle (Approx 40 mins on foot) but is not within 400 metres walking distance of accessible BGI etc.</p> <p>The allocation/development of the site would not result in the loss of accessible BGI etc but could potentially provide opportunities to improve pedestrian and cycling connectivity to Cotgrave and enhance the green infrastructure corridor no.12 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p>	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Part 2.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	<p>The site is not within 400 metres walking distance of community facilities but is within 30 minutes travel time by bus, bicycle and on foot from the centre of Cotgrave, which has a range of such facilities.</p> <p>Allocation / development of the site would not result in the loss of community facilities.</p> <p>The site is not in or adjoining an area of deprivation, although parts of Cotgrave village are within the 40% or more most deprived neighbourhoods in the country.</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	--	The site is not within 800 metres of a bus/rail/tram stop or a designated cycle route and is not accessible by public transport. The Public Right of Way Cotgrave RB7 runs along the northern boundary of the site. No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle. Ensure development enhances PROW RB7 to its junction with Owthorpe Road to provide new cycleway and enhanced pedestrian link.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern edges of the site that are at high risk of surface water flooding with areas across the northern half of the site at low to medium risk of surface water flooding.</p> <p>The site is approximately 6-7km from edge of the Zone III - Total Catchment SPZ in Holme Pierrepont.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	Unknown at this stage if development of the site would meet net gain requirements. The Cotgrave Forest LWS adjoins the sites western boundary and Borders Wood LWS is situated to the east (albeit on the opposite side of the A46). The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site. The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Cotgrave Forest Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site is within the Cotgrave Wooded Clay Wolds DPZ (NW04). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no known designated heritage assets within or adjoining the site. The nearest listed buildings are in Owthorpe approx. 1.5km to the east, on the opposite side of the A46. The HER has a record of a post-medieval conduit located on the northern boundary of the site in the vicinity of Woodend Farm and public footpath Cotgrave RB7.	Ensure archaeological investigations are carried out across the site prior to allocation to ensure that the potential for unrecorded archeology is assessed and understood.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as Grade 3 agricultural land but of unknown sub-grade.</p> <p>Development would likely increase household/ commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that further surveys are carried out to establish the sub-grade of the site are carried out prior to allocation.</p> <p>Ensure, where possible that, development avoids land classified as Grade 3a.</p>

Site: RBC-EMP-04 – Land north of Owthorpe Lane

Factors	Details
Size	23 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	The site is a single site but does not adjoin Cotgrave and is not large enough to provide a strategic level (500+ dwellings) of housing. The site is not currently allocated or used for housing and is being promoted for employment led, mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	<p>The site is not within but does adjoin the key settlement of Cotgrave village, (albeit separated by the Stonepit Plantation and Cotgrave Gorse woodland belts),</p> <p>The site has the potential to provide approximately 367 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation although parts of Cotgrave village are within the 40% or more most deprived neighbourhoods in the country.</p>	<p>Ensure development includes new employment opportunities for unemployed people.</p> <p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development. The site is not allocated for any purpose but does adjoin the key settlement of Cotgrave village, (albeit separated by the Stonepit Plantation and Cotgrave Gorse tree belts). The site has the potential to provide a strategic level of employment covering 5ha or more or 20,000 sq.m floor space. Development of the site would not involve the loss of employment, retail or mixed use land. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	0	<p>The site is within 30 minutes travel time of a health facility by car and bicycle (Approx 25 mins on foot) but is not within 400 metres walking distance of accessible BGI etc.</p> <p>The allocation/development of the site would not result in the loss of accessible BGI etc but could potentially provide opportunities to improve pedestrian and cycling connectivity to Cotgrave and enhance the green infrastructure corridor no.12 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p>	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Part 2.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within 400 metres walking distance of community facilities but is within 30 minutes travel time by bus, bicycle and on foot from the centre of Cotgrave, which has a range of such facilities. Allocation / development of the site would not result in the loss of community facilities. The site is not in or adjoining an area of deprivation, although parts of Cotgrave village are within the 40% or more most deprived neighbourhoods in the country.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	--	<p>The site is not within 800 metres of a bus/rail/tram stop or a designated cycle route and is not accessible by public transport.</p> <p>The site adjoins the key settlement of Cotgrave village, (albeit separated by the Stonepit Plantation and Cotgrave Gorse woodland belts) but has no direct public transport route from the site to existing businesses and shopping centres.</p> <p>No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.</p>	<p>Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	0	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers and is largely at very low risk of surface water flooding with the exception of two small parts at the western edge and southeast corner of the site that is at low risk (between 0.1% and 1% each year) of surface water flooding.</p> <p>The site is approximately 6-6.5km from edge of the Zone III - Total Catchment SPZ in Holme Pierrepont.</p> <p>Given the very low and low risk areas outlined above it is considered that surface water run off could be appropriately managed without increasing risk elsewhere.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>The site does is not within or adjacent to a designated site of nature conservation interest, although the undesignated Stonepit Plantation and Cotgrave Gorse woodland belts adjoin the sites northern boundary and are likely to contain habitats for a variety of species.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>	<p>Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Cotgrave Forest Biodiversity Opportunity Area.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site is within the Cotgrave Wooded Clay Wolds (DPZ NW04). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no known designated heritage assets within or adjoining the site. The nearest listed buildings are in Owthorpe approx. 1.5km to the southeast, on the opposite side of the A46.	Ensure archaeological investigations are carried out across the site prior to allocation to ensure that the potential for unrecorded archeology is assessed and understood.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as Grade 3 agricultural land but of unknown sub-grade.</p> <p>Development would likely increase household/ commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	<p>Ensure that further surveys are carried out to establish the sub-grade of the site are carried out prior to allocation.</p> <p>Ensure, where possible that, development avoids land classified as Grade 3a.</p>

Site: RBC-EMP-05 – Stragglethorpe Junction

Factors	Details
Size	51 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site has the potential to provide approximately 2,152 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development but not currently allocated for any use. Development of the site will not lead to the loss of any of the mentioned uses. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There are health facilities at Cotgrave and Cropwell Bishop.</p> <p>Parts of the site are within 400m of the Grantham Canal which is identified as a priority Green Infrastructure Corridor in Policy 16 of the Rushcliffe Local Plan Part 1 and in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p> <p>Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.</p>	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Parts 1 and 2.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	The site is not within 400m of any community facilities. Development of the site will not result in the loss of a community facility The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	<p>The site is not located within or adjoining the main built up area, nor does it have direct routes to existing businesses and shopping centres.</p> <p>The number 33 bus service connects Cropwell Bishop with Cotgrave and passes through this site along Nottingham Road. There is no bus stop in the vicinity. However travel time to Cotgrave from Cropwell Bishop is around 10 minutes.</p> <p>Nottingham city centre is 40 minutes and West Bridgford is 30 minutes using the same bus service.</p>	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not at risk of flooding by rivers and streams. Parts of the site are at low-medium risk of surface water flooding.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is adjacent to the Grantham Canal LNR. Development has the potential for the loss of hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that hedgerows are retained and enhanced. Ensure that development is set back from the Grantham Canal, and green buffers provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site lies within the Aslockton Village Farmlands DPZ (SN06). The overall landscape strategy for the DPZ is to 'conserve and enhance'. The landscape condition is moderate and the character strength is strong.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale. No impact on setting of designated heritage assets. Potential impact on the Grantham Canal, a non-designated heritage asset. Will not enhance or better reveal the significance of the Grantham Canal. Will not promote heritage based tourism. Will not lead to the adaptive reuse of a heritage asset.	Development proposals would need to be supported by a heritage statement and suitable mitigation measures would need to be identified in order to protect the setting of the Grantham Canal.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is identified as grade 3 agricultural land.</p> <p>Uncertain as to whether the land is BMV agricultural land as not sure if grade 3a or grade 3b.</p> <p>Unknown whether development would reduce household and commercial waste per head.</p> <p>Land is identified as being in an area of Gypsum deposits. Development has the potential to sterilise mineral reserves.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Site: RBC-EMP-06 – North of Margidunum

Factors	Details
Size	13 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site has the potential to provide approximately 314 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development but not currently allocated for any use. Development of the site will not lead to the loss of any of the mentioned uses. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	0	<p>There are health facilities at Bingham and East Bridgford.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	The site is not within 400m of any community facilities. Development of the site will not result in the loss of a community facility The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	The site is not located within or adjoining the main built up area, nor has direct routes from the site to existing businesses and shopping centres, Rushcliffe villager and 91 bus services can be accessed off the Foss Way. These provide access to Bingham within 30 minutes. The site would take approximately 50 minutes reach from the centre of Nottingham and 40 minutes from West Bridgford. Bingham is a 30 minute walk and 9 minute bike ride.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is not brownfield	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not at risk of flooding by rivers and streams. Parts of the site are at low risk of surface water flooding.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is not adjacent to a site of nature conservation interest. Development has the potential for the loss of hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that hedgerows are retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site lies within the East Bridgford Escarpment Farmlands DPZ (SN05). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition is moderate and the character strength is moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale. The site is adjacent to Margidunum Scheduled Ancient monument. The monument boundary is unlikely to represent the full extent of archaeology. Will not promote heritage based tourism. Will not lead to the adaptive reuse of a heritage asset.	Development proposals would need to be supported by archaeological investigation, and mitigation would be required across the site focused on the surroundings of the monument. .

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is identified as grade 2 agricultural land.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Area: A52 East**Site: RBC-EMP-07 – Land South of A52, Whatton**

Factors	Details
Size	41 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site has the potential to provide approximately 1,014 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development but not currently allocated for any use. Development of the site will not lead to the loss of any of the mentioned uses. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	0	<p>There are health facilities at Bingham.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	The site is not within 400m of any community facilities. Development of the site will not result in the loss of a community facility The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	-	The site is not located within or adjoining the main built up area, nor has direct routes from the site to existing businesses and shopping centres, Infrequent bus service connecting Whatton to Bingham and surrounding villages that runs Monday-Saturday daytime only to some of the aforementioned facilities.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is not brownfield	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	--	<p>The site is not at risk of flooding from rivers and streams. Parts of the site are at low- high risk of surface waterflooding.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is not adjacent to a site of nature conservation interest. Development has the potential for the loss of trees and hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that trees and hedgerows are retained and enhanced. Ensure development proposals incorporate considerate design that supports the achievement of biodiversity net gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	<p>The site lies within the Aslockton Village Farmlands DPZ (SN06). The overall landscape strategy for the DPZ is to 'conserve and enhance'. The landscape condition is moderate and the character strength is strong.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale.</p> <p>The site is in proximity to Whatton conservation area. The site is also in the setting of the Church of John of St John of Beverlyey, which is grade 2* listed and the windmill at Hillyside house, which is grade II listed. A linear feature is identified across the site in the HER, which may be an old drain. There is also evidence of ridge and furrow at the southern end of the site.</p> <p>Will not promote heritage based tourism.</p> <p>Will not lead to the adaptive reuse of a heritage asset.</p>	<p>Standard historical / archaeological investigations as part of any proposal.</p> <p>Heritage statement should be undertaken in support of any detailed proposal, which assesses the harm on the historic assets identified and any mitigation measures required to reduce harm to an acceptable level.</p> <p>Any designs should demonstrate that longer distance views of the church spire and the windmill should not be obscured.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is identified as grade 2 agricultural land.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Area: A52 West**Site: RBC-EMP-08* – Melton Road, Edwalton**

Factors	Details
Size	11 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	The site has the potential to provide approximately 264 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for employment development but not currently allocated for any use. Development of the site will not lead to the loss of any of the mentioned uses. The site is not proposed for new educational buildings. The site is not allocated for live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	0	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>The site is not within 400 metres of a shopping centre.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	<p>Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	0	<p>There are health facilities in West Bridgford.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	The site is not within 400m of any community facilities. Development of the site will not result in the loss of a community facility The site is not located within or adjoining a deprived area.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	+	<p>The Key bus service runs along the A606 and into West Bridgford and the City Centre. The nearest bus stop is over 400m away.</p> <p>The site adjoins the main built up area of. It does not have direct routes from the site to existing businesses and shopping centres,</p> <p>The Key bus service connecting Tollerton/Edwalton to Nottingham and Keyworth connects to some of the aforementioned facilities.</p> <p>The site can be reached on foot and by bike from Tollerton and Edwalton.</p>	<p>Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is not brownfield	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	The site is not at risk of flooding from rivers and streams. Parts of the site are at low- high risk of surface waterflooding.	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is not adjacent to a site of nature conservation interest. Development has the potential for the loss of trees and hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that trees and hedgerows are retained and enhanced. Ensure development proposals incorporate considerate design that supports the achievement of biodiversity net gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Unknown at this stage whether the site would result in development that is sympathetic to its surroundings in terms of design, layout and scale. Will not promote heritage based tourism. Will not lead to the adaptive reuse of a heritage asset.	Standard historical / archaeological investigations as part of any proposal. Any designs should demonstrate that longer distance views of the church spire and the windmill should not be obscured.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is identified as grade 2/3 agricultural land.</p> <p>Development would likely increase household/commercial waste per head.</p> <p>The site does not fall within an area safeguarded for mineral extraction.</p>	

Site assessments on reasonable alternatives for strategic distribution sites

Area: A453 Corridor

Site: RBC-L01 – Ratcliffe on Soar Power Station

Factors	Details
Size	265 (gross)
Estimated employment floorspace	810,000m ²
Existing Use	Coal Fired Power Station and Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site is not in or adjoining a built-up area. Some existing jobs on the power station will be lost following its decommissioning but the redevelopment of the site has the potential to provide a significant level of jobs	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		(approximately 3,500-4,000 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is not allocated and does not adjoin the built-up area or key settlement. The site is an existing single employment site that is greater than 5ha and could provide a strategic level of employment along with the potential to provide opportunities for training and high knowledge sectors. The LDO focusses on renewable energy and low carbon technologies and includes training facilities.	The size of this site and locations offers opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.
4. Shopping Centres Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	No impact on the vitality and viability of the existing centre. The site is however within a 30-minute travel time by public transport, walking and cycling	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		of Kegworth, which is in the neighbouring local authority area of North West Leicestershire.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The centre of the site is within 30 minutes travel time by bus, car and bicycle from the health facilities in Gotham and Kegworth.</p> <p>The site is not within 400 metres walking distance of a recreation area or accessible BGI (excluding footpaths).</p> <p>The site would not result in the loss of a recreation area or accessible BGI, although public footpaths in the area to the south of the A453 would require diversion.</p> <p>The allocation/development of the site could potentially provide opportunities for</p>	<p>Ensure existing public footpaths on the south side of the A453 are appropriately diverted and enhanced.</p> <p>Ensure new/improved pedestrian and cycleway links are provided to West Bridgford, Clifton and Barton in Fabis.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			new/improved pedestrian and cycling links to be created along the green corridor infrastructure no.3 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	-	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport	Is the site accessible by public transport?	++	The site has the potential to make use of existing rail infrastructure that serves the existing power station. This	Ensure development increases connectivity to the site by non-car modes of travel and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>comprises a spur line of the neighbouring mainline railway.</p> <p>The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services.</p> <p>The site is within 30 minutes travel time via train to Derby and within 30 minutes travel time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.</p>	improves networks for active travel by bicycle.
9. Brownfield Land To make efficient use of previously developed land	Is the site a brownfield site?	+	<p>The northern area is predominantly brownfield land.</p> <p>The southern area is predominantly greenfield.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
or 'brownfield' land and recognise biodiversity value where appropriate.				
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend,	++	<p>As a former power station, the existing electricity infrastructure on the site offers significant potential for the provision of renewable energy generation that connects directly to the National Grid.</p> <p>The LDO focusses on the renewable energy and low carbon technology research and manufacturing industries.</p> <p>The site is not allocated for a specific renewable energy or community energy systems, but its proximity to East Midlands Airport, may limit the use/number of some renewables on the site. Solar panels have been proposed within the north of the site however.</p>	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	including water, food, and materials, now and under future climates?		Whilst it is unknown if the allocation / redevelopment of the site would help people adapt to climate change, the development of renewable technologies will assist the reduction in climate change emissions.	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is not within or in proximity to an Air Quality Management Area.</p> <p>It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.</p>	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the</p>	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but has some extensive areas, primarily on the south of the A453 that are at low, medium and high risk of surface water flooding. The area north of the A453 also has areas at low, medium and	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>high risk of surface water flooding.</p> <p>The site is approximately 6km from edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	to address surface water run-off are secured within the site.
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>Northern part of the site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS.</p> <p>The allocation / development of the site would result in the complete loss of existing habitats, primarily on the southern part of the site.</p> <p>The site is of sufficient size that there are potential</p>	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	
14. Landscape To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	?	<p>The site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the DPZ is moderate and the landscape strength is strong.</p> <p>The existing power station on the northern part of the site has a significant impact on the local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact. By contrast the southern part of the site is largely open and development on this part is of</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			threw site unlikely to conserve or enhance the landscape in its present form.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	A part of the Roman site scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site. Archaeological remains of an Iron Age Settlement at Redhill may extend into the northern part of the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station. The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site. Records indicate the possibility of a moated manor house	Ensure further archaeological investigation is carried out across the site prior to development. Ensure the setting of the listed railway tunnels and Thrumpton Conservation Area is preserved.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>within the northeast corner of the northern part of the site.</p> <p>Assessment of A453 widening indicated possible Bronze Age, Medieval, Roman, and Iron Age archaeological remains in the vicinity of this corridor.</p>	
<p>16. Natural Resources and Waste Management</p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The majority of the site is classified as non-agricultural land, with four parcels of land (two on the northern and two on the southern) being sub-grade 3b and one small parcel on the southern side being sub-grade 3a.</p> <p>Allocation / development of the site is likely to increase commercial waste per head.</p> <p>The southern part of the site lies within an area safeguarded for Gypsum.</p>	

Site: RBC-L02 – Nottingham ‘Gateway’

Factors	Details
Size	168 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site adjoins the strategic housing allocation south of Clifton (Policy 24 of Rushcliffe Core Strategy) and has the potential to provide a strategic level of jobs (approximately 8,340 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not within an area of deprivation.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is not allocated for employment (etc) uses but is a single site greater than 5ha that adjoins the built-up area of Clifton and has the potential to provide a strategic level of employment. The development of the site would not result in the loss of employment (etc.) land.	The size of this site offers opportunities to include educational facilities and/or employment space for high knowledge sector.
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not allocated for town centre use or mixed use in a shopping centre. The site is not within 400 metres of a shopping centre. The site would not result in a loss of town centre use or mixed use in a shopping centre.	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton. The site is not within 400 metres walking distance of a recreational area or accessible BGI. The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham/Loughborough. The site does not presently adjoin the main built-up area of Clifton. The site is approximately 45 minutes travel time from Nottingham by bus.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site that are at low, medium and high risk of surface water flooding. The site is approximately 4km from edge of the Zone III -	Avoid where possible areas of surface water flood risk. Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	to address surface water run-off are secured within the site.
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>The Long Spinney LWS adjoins the southern boundary of the site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance</p>	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	
14. Landscape To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
15. Built and Historic Environment	<p>Will it result in development that is sympathetic to its</p>	-	<p>The Scheduled Monument at Glebe Farm is located a short distance to the southwest of</p>	<p>Ensure further archaeological investigation is carried out</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>the site and is of National importance. The extent of archaeological remains associated with the site could potentially extend into the site. Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site.</p> <p>Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to be mitigated.</p>	<p>across the site prior to development.</p> <p>Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.</p>
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? 	--	<p>The majority of the site is on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV.</p> <p>Allocation / development of the site is also likely to increase commercial waste per head.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
safeguarding minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		The site is not within an area safeguarded for minerals.	