Greater Nottingham Strategic Plan



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

September 2024











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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:
 - o R01 East Bridgford
 - o R02 Newton
 - o R03 Bingham
 - o R04 Aslockton
 - o R05 Orston
 - R06 Radcliffe on Trent
 - o R07 Lady Bay / Gamston
 - o R08 Cotgrave
 - o R09 Langar
 - o R10 Edwalton
 - o R11 Tollerton / Gamston
 - o R12 Ruddington
 - o R13 Keyworth
 - o R14 Stanton on the Wolds / Kinoulton
 - o R15 A453 Corridor
 - o R16 East Leake
 - R18 Cropwell Bishop
 - o R19 Bunny
 - o 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 <u>green</u> are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.

Sites identified as <u>amber</u> 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 <u>red</u> 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	Indicative	Is this a realistic option?
	name	no.	
		dwellings	
R02.1PA	West of	2550	Yes. The site is adjacent to the existing
	RAF		Former RAF Newton strategic allocation
	Newton		(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	528	Yes. Site is a strategic allocation within the
	RAF		adopted Core Strategy, and it is retained as an
	Newton		allocation within the GNSP Preferred
	Strategic		Approach. Consequently, its retention as a
	Allocation		strategic allocation should be appraised as a
			realistic site option.

Area: R03 Bingham

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

Area: R05 Orston

Site ref	Sites name	Indicative no.	Is this a realistic option?
		dwellings	
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	Indicative	Is this a realistic option?
	name	no.	
		dwellings	
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	Indicative	Is this a realistic option?
	name	no.	
		dwellings	
R15.1PA	East of A453	3000	Yes. The site is strategic in scale and located adjacent to the Clifton Strategic Allocation and
	7400		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	Indicative	Is this a realistic option?
	name	no. dwellings	
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

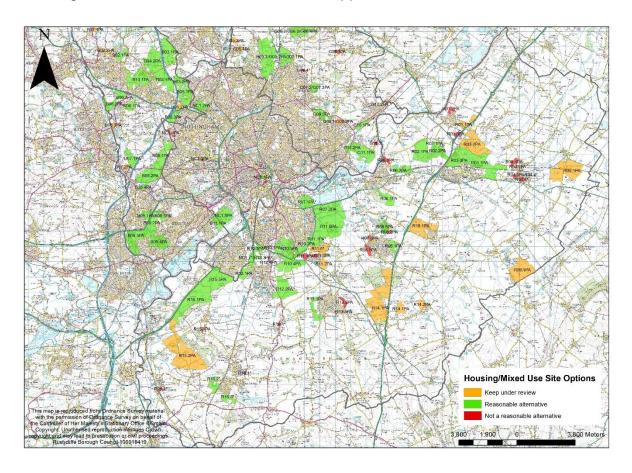
Site	Sites	Indicative	Is this a realistic option?
ref	name	no.	
		dwellings	
R19.1*	Land north	50	Site is below the strategic site threshold. If non-
	of Bunny		strategic sites are required, site rolled forward
	CofE		for consideration within Local Plan Part 2
	school		review.

Area: R20 Sutton Bonington

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

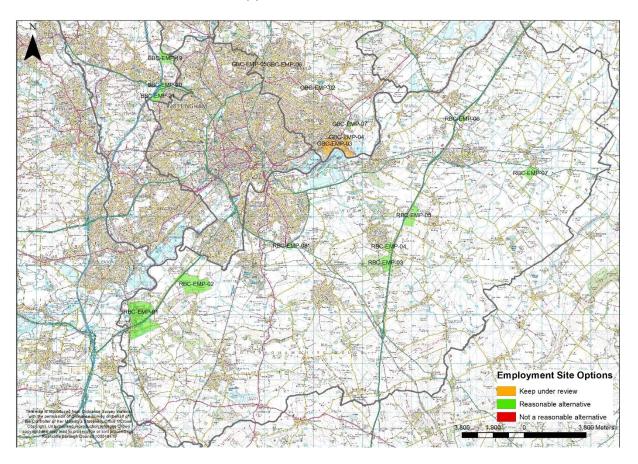


Sites for employment development

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.



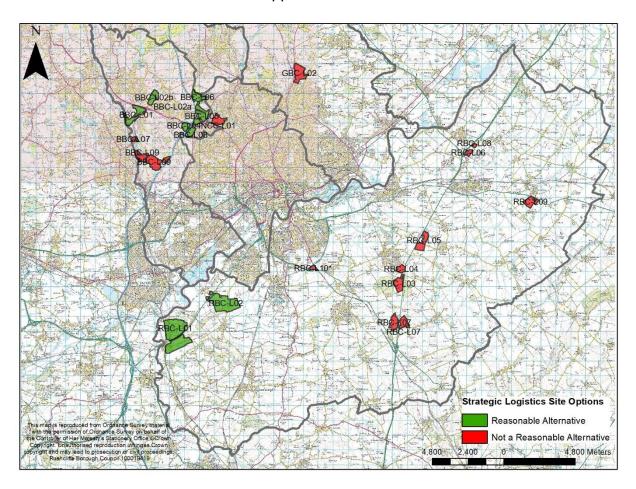
Sites for strategic distribution development

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.

Map of strategic distribution site options for consideration

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

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

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

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

SA objectives	Site criteria questions	Major	Minor	Uncertain (?)	Minor	Major
		positive	positive	or	negative	negative
		++	+	No impact (0)	-	
5. Health and	Is the site within 30	Within 400	Access to	Uncertain		Access to
Well-Being	minutes travel time of a	metres	health facilities			health facilities
To improve	health facility?	walking	within 30	or		not within 30
health and well-		distance of	minutes travel			minutes travel
being and reduce	Is the site within 400	health facilities	time by public	No impact		time by public
health	metres walking distance	and	transport,	•		transport,
inequalities.	of a recreational area or	recreational	walking or			walking or
	accessible blue-green	area or	cycling			cycling
	infrastructure e.g. country	accessible	, o			, 3
	parks, open spaces,	blue-green	Within 400			Results in the
	playing fields, allotments,	infrastructure	metres			loss of
	watercourses?		walking			recreational
			distance of			area or
	Will the site result in a		recreational			accessible
	loss of recreational area		area or			blue-green
	or accessible blue-green		accessible			infrastructure
	infrastructure e.g. country		blue-green			
	parks, open spaces,		infrastructure			
	playing fields, allotments,					
	watercourses?					

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

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

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

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

SA objectives	Site criteria questions	Major	Minor	Uncertain (?)	Minor	Major
		positive	positive	or	negative	negative
		++	+	No impact (0)	-	
12. Flooding	Is the site within or	Site located		Site within	Part of site	Majority of site
and Water	adjacent EA Flood Zone:-	within EA		area likely to	located within	or whole site
Quality	- 1 (Low Probability);	Flood Zone 1		be impacted	EA Flood	located within
To minimise the	- 2 (Medium Probability);			as a result of	Zone 2 or 3	EA Flood
risk of flooding	- 3a (High Probability); or			scheduled		Zone 2 or 3
and to conserve	- 3b (The Functional			flood	Within area of	
and improve	Floodplain)?			prevention	low to medium	Within area of
water quality.				infrastructure	risk of surface	high risk of
	Will it deteriorate river				water run-off	surface water
	habitat in-stream and the			Within area of		run-off
	riparian zone adjacent			very low risk of		
	floodplain habitats?			surface water		
				run-off		
	Will the site cause any					
	harm to the Source			Source		
	Protection Zone or the			Protection		
	water environment?			Zone not		
				relevant for		
	Can surface water run-off			housing sites		
	be appropriately					
	managed without			Employment		
	increasing flood risk			sites may lead		
	elsewhere?			to harm to		
				Source		
				Protection		
				Zone		

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

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

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

SA objectives	Site criteria questions	Major	Minor	Uncertain (?)	Minor	Major
	-	positive	positive	or	negative	negative
		++	+	No impact (0)	-	
16. Natural	Is the site on high grade			Uncertain	All sites will	Site is on best
Resources and	agricultural land:-				result in	and most
Waste	- Grade 1 (excellent)			or	increased	versatile land
Management	- Grade 2 (very good)				household and	(agricultural
To prudently	- Grade 3a (good)			No impact as	commercial	soil grade 1, 2
manage the	- Grade 3b (moderate)			the site is not	waste	or 3a)
natural resources	- Grade 4 (poor)			on best and		
of the area	- Grade 5 (very poor)?			most versatile		It would
including soils,				land		sterilise
safeguarding	Will it lead to a loss of			(agricultural		existing
minerals and	best and most versatile			soil grade 1, 2		mineral
waste.	(BMV) agricultural land			or 3a) and on		resources
	(agricultural soil grades			moderate,		which can be
	1, 2 and 3a)?			poor or very		viably
				poor soil		extracted
	Will the site reduce			(agricultural		
	household and			soil grade 3b,		
	commercial waste per			4 or 5)		
	head?					
	Will it sterilise mineral					
	reserves 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	2700 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agricultural

Refer to matrix for scoring criteria.

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Site criteria questions 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?	Score +	Commentary 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.	Mitigation The size of the site does offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.
	Is the site allocated for mixed live-work units?			

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

SA objectives Site	e criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities. Is the met inequalities. Is the met inequalities. Will of reacce infra park play water	the site within 30 nutes travel time of a alth facility? The site within 400 etres walking distance of ecreational area or cessible blue-green rastructure e.g. country rks, open spaces, ying fields, allotments, tercourses? If the site result in a loss recreational area or cessible blue-green rastructure e.g. country rks, open spaces, ying fields, allotments, tercourses?	+	The centre of the site is within 30 mins travel time by bike and car of Bingham Medical Centre. 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. The site would not result in the loss of existing recreational open space or accessible BGI.	Ensure development creates new onsite multifunctional recreational open space. Ensure development provides cycling and pedestrian access to the A46 and A52 BGI networks. Former airfield perimeter road could be formed into an extension to the existing nearby bridleway.

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

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 accessible by public transport (ie: it is more than 800 metres from a bus stop/railway station or designated cycle route). 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. The site is within 30 minutes public transport time of community facilities, schools etc.	Ensure that provision is secured for bus services to enter the site to serve the development. Ensure contribution towards delivery of proposed footbridge over A46 is secured to improve pedestrian access to Bingham and its existing transport links.

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

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

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.	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	?	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. There are no rivers or 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.
	habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the		courses within 8 metres of the site so it is unlikely that the site would deteriorate river habitat instream or riparian zone adjacent to floodplain habitats. The site is not within or adjoining	
	water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		an SPZ. It is unknown at this stage if surface water run off could be appropriately managed without increasing flood risk elsewhere.	

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 located within the proximity of the A46 and A52 BGI strategic network as identified within the GNBGI Strategy. The site is not adjacent to a designated site of nature conservation. 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. 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	Ensure enhancement of retained existing habitats and creation of new habitats/BNG is secured within the site. Where possible ensure development provides links to existing BGI corridors. Former airfield perimeter road could be formed into an extension to the existing nearby bridleway to create new, enhanced BGI route(s)

14. Landscape	Will it have an adverse	_	The site is within the East	Ensure development proposals
To protect and	impact on local landscape		Bridgford Escarpment Farmlands	are supported by appropriate
enhance the	character?		DPZ (SN05). Both the condition	landscape character
landscape			and strength of the landscape	assessments and design and
character.	Will it conserve, enhance		within this DPZ are moderate and	access statements specifically
	or restore the features and		the overall landscape strategy is	address landscape impacts.
	characteristics of the		to enhance.	
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R02)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes the area is	reduce visual intrusion upon
			largely flat with the area south of	the landscape.
			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.	
			As with any dayalanment on a	
			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	

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.	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 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. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	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	528 dwellings (based on extant planning permission)
employment floorspace	
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?	++	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. 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.	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?	+	The existing hangers on the site have been retained for employment uses and provides a number of existing jobs. 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. The site is not within an area of deprivation.	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	Is the site allocated for	0	The site is a single site that is	Ensure that any relevant
Structure and	employment, retail or		allocated for employment and has	requirements within Policy 22
Innovation	mixed use?		planning permission for up to	of the Rushcliffe Local Plan
To provide the			5.2ha of new employment land.	Part 1 are carried forward.
physical	Is the site allocated for			
conditions for a	specific employment uses		The site is allocated for specified	
modern	e.g. office-based?		employment uses (ie: class B1,	
economic			B2 & B8).	
structure	Will the site involve the			
including	loss of employment, retail		The existing hangers on the site	
infrastructure to	or mixed use land?		are in use for employment	
support the use			purposes and is protected by	
of new	Is the site for new		Policy 22.	
technologies.	educational buildings?			
			A new primary school is allocated	
	Is the site allocated for		on the site to serve the residential	
	mixed live-work units?		development.	
			Planning permission for 50 mixed	
			live-work units was originally	
			granted but these were	
			subsequently amended to market	
			dwellings to overcome viability	
			issues.	

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

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 mins travel time of a health facility (Bingham Medical Centre) by bicycle and bus, but more than 30 minutes travel time on foot. 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. Development on the site would not result in the loss of accessible BGI.	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	Negligible impact. Nottinghamshire Police raised no objection to the layout of the residential areas of the site that have planning permission.	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	Is the site within 400	+	The site is not currently within	Ensure that any relevant
Inclusion	metres walking distance of		400 metres walking distance of	requirements within Policy 22
To promote and	community facilities e.g.		community facilities but	of the Rushcliffe Local Plan
support the	post office, community		obligations to provide either a	Part 1 are carried forward.
development and	centres, leisure centres,		financial contribution towards or	
growth of social	libraries, schools etc.?		the provision of a new community	
capital and to			centre and primary school within	
improve social	Will the site result in a loss		the site have been secured	
inclusion and to	of a community facility?		through a section 106 agreement.	
close the gap				
between the most	Is the site located in or		The development of the site	
deprived areas	adjoining a deprived area?		would not result in the loss of a	
within the plan			community facility.	
area.			, ,	
			The site is not within or adjoining	
			a deprived area.	

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.91and 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.

Climate Change To minimise energy usage and to develop low carbon energy resources effic histo histo prov tech	Il it improve energy iciency of existing or itoric buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan
nature-based solutions to climate change. Will build with climate with adaptions to limit the control of the c	the site for a specific newable energy? the site for the velopment of community ergy systems? If the site ensure that ildings are able to deal h future changes in mate? If the site help people apt to climate change? If the site maintain or crease the provision of osystem services on ich local people depend,		energy provision or energy efficiency measures or nature-based solutions	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?	?	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.
	Is it likely to create a new Air Quality Management Area?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	Score 0	Commentary 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. 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. The site is not within or adjoining an SPZ.	Mitigation Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		an SPZ.	

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

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.	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 site is classified as Grade 3 agricultural land but of unknown sub-grade. 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 22 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: R03 Bingham

Site: R03.1PA - North and East of Bingham

Comprised of sites:

o R03.1 – North of Bingham 1

o R03.2 – North of Bingham Option 2a

o R03.3 – North of Bingham Option 2b

o 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	4400 based on SHLAA Joint Methodology
employment floorspace	
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	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
			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 primarily for housing. 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. 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	Is the site allocated for	0	The site is not currently allocated	The size of this site may offer
Structure and	employment, retail or		or used for employment/	limited opportunities to include
Innovation	mixed use?		retail/mixed use or specific	educational facilities (if
To provide the			employment uses.	required) and/or employment
physical	Is the site allocated for			space for high knowledge
conditions for a	specific employment uses		The development of the site	sector.
modern	e.g. office-based?		would not result in the loss of	
economic			employment, retail or mixed-use	
structure	Will the site involve the		land.	
including	loss of employment, retail			
infrastructure to	or mixed use land?		The site is not for new	
support the use			educational buildings	
of new	Is the site for new			
technologies.	educational buildings?		The site is not allocated for mixed	
			live-work units.	
	Is the site allocated for			
	mixed live-work units?			

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

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 centre of the site is within 30 mins travel time of Bingham Medical Centre by car or bike. The site is large and most parts of it are not within 400 metres walking distance of a multifunctional 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. The site would not result in the loss of existing recreational open space or accessible BGI.	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	Is the site within 400	+	The site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		of any community facilities but is	support the development of the
To promote and	community facilities e.g.		within 30 minutes travel time by	site are provided.
support the	post office, community		bike and on foot from the post	
development and	centres, leisure centres,		office, leisure centre and library in	
growth of social	libraries, schools etc.?		Bingham.	
capital and to				
improve social	Will the site result in a loss		The site would not result in the	
inclusion and to	of a community facility?		loss of a community facility.	
close the gap				
between the most	Is the site located in or		The site is not within or adjacent	
deprived areas	adjoining a deprived area?		to a deprived area.	
within the plan				
area.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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	Site criteria questions 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	Score ?	Commentary The site is more than 800 metres from a bus stop and the railway station. 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	Ensure improvements to existing pedestrian railway crossings are secured. Ensure that provision is secured for bus services to enter the site to serve the development. Ensure provision is secured to connect onto and enhance
improve travel choice and accessibility.	minutes public transport time of community facilities, schools, retail centres and employment areas?		(one within the site) but otherwise there is limited direct pedestrian connectivity from the northern areas into the town centre. 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.	nearby National Cycle Routes.

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is predominantly within Flood Zone 1 but has parts (north of the railway line) that are within Flood Zones 2 and 3. 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. The site is not within a source protection zone.	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	Will it meet the biodiversity net gain requirements?	-	The site is of sufficient size for 10% BNG to be met within the site.	Ensure existing hedgerows are retained and enhanced.
Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	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 offsite 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 not within or adjacent to a designated site of nature conservation interest and is predominantly arable land. Hedgerows are limited across the part of the site north of the railway but are more intact to the south of the railway. Development of the site is likely to result in the loss of existing habitats. Car Dyke and a number of drains run across the part of the site to the north of the railway. The site is of sufficient size that new onsite open space could be provided. Development of the site would not result in loss of existing open space	Prevent run-off into Car Dyke and existing rains within the site. 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.

14. Landscape	Will it have an adverse	_	The site is within the Aslockton	Ensure development proposals
To protect and	impact on local landscape		Village Farmlands DPZ (SN06).	are supported by appropriate
enhance the	character?		The landscape condition of the	landscape character
landscape			DPZ is moderate and its strength	assessments and design and
character.	Will it conserve, enhance		is strong. The overall landscape	access statements specifically
onaraoton.	or restore the features and		strategy is to conserve and	address landscape impacts.
	characteristics of the		enhance.	address landscape impasie.
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R03)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes the area is	reduce visual intrusion upon
	landoapo onaración.		relatively flat arable farmland to	the landscape.
			the north and east of Bingham	and landsaps.
			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.	

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.	

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 nondesignated 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 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).

HER registers flint finds within western area, close to the Fosse Way.

Excavations to the north for A46 improvement works encountered paleochanels and iron age features.

Linear and circular features around Parson's Hill may indicate possible archaeological remains.

Anglo Saxon burial site located adjacent to the site near Parsons Hill (precise location of find unknown).

HER identifies Paleolithic to Neolithic finds (flints) recovered from hill walking. Ensure development avoids obscuring views of the church spire from Chapel Lane.

Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.

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.	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	1	The site is mainly Grade 3 agricultural land (of unknown subgrade) with some significant areas also classified as Grade 2. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure further assessment to establish whether Grade 3 land within the site is 3a or 3b. Ensure, where possible that, development avoids Grade 2 and 3a land.

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	1050 based on extant planning permission
employment floorspace	
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.	Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?		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. 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. The site is not within an area of	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?	++	deprivation. 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. The site is allocated and has planning permission for specified employment uses (ie: class B1, B2 & B8) as well as a local centre	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	Is the site for new educational buildings? Is the site allocated for mixed live-work units?		comprising up to 300 sqm of retail floorspace. The site would not result in the loss of employment, retail or mixed use land. A new primary school to serve the residential development has been secured on the site as part of the planning permission. The site is not allocated for any mixed live-work units.	
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	+	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. The centre of the site is more than 400 metres of an existing shopping centre but is within 30	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	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.

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 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. 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. The site would not result in the loss of a community facility. The site is not within or adjoining and area of deprivation.	Ensure that any relevant requirements within Policy 21 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	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?	++	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.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		The site adjoins Bingham key settlement and has direct pedestrian routes into Bingham via Chapel Lane/Kirkhill (approx. 16 minutes walk). The site is within 30 public transport time of the community	
			facilities in Bingham.	
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 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.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
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	?	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 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	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?			
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	Site is not within NUAZ and is over 7km from nearest AQMA (A52/Stragglethorpe Road). 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.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	0	The site is primarily at very low risk of flooding (less than 0.1%	Ensure that any relevant requirements within Policy 21

To minimise the risk of flooding and to conserve and improve water quality.	- 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		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.	of the Rushcliffe Local Plan Part 1 are carried forward.
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and	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?	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.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

the natural environment.	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 offsite 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 not adjacent to any designated site of nature or conservation interest. Development of the site may result in the loss of some hedgerows within the site. The provision of new onsite open space has been secured under the existing planning permission for the site.	
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	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.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

			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.	
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	Is the site allocated for	++	The site is not allocated for	Ensure development includes
To ensure that	housing?		housing but is a single site that	a range of house types and
the housing stock			adjoins a key settlement and is of	tenures (including affordable
meets the	Will it meet the housing		sufficient size to provide a	housing) to meet the housing
housing needs,	need?		strategic level of housing.	need.
including gypsies,				
travellers and			The site is of sufficient size that it	
travelling			could provide housing that would	
showpeople.			make a significant contribution	
			towards meeting 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	Is the site allocated for	+	The site is not allocated for town	Consider limiting the number
Centres	town centre uses or mixed		centre uses or mixed use in a	and type of town centre uses
Increase the	use in the shopping		shopping centre but is being	within the site, with retail
vitality and	centre?		promoted with the potential for	floorspace limited to no more
viability of			retail uses.	than 280 sqm (net) per unit.
existing shopping	Is the site within 400			
centres.	metres of a shopping		The centre of the site is more	Consider limiting number of
	centre e.g. city centre,		than 400m from the Radcliffe on	town centre units serving the
	district centre or local		Trent Local Centre but is within	development.
	centre?		30 minutes travel time of it on foot	
			and bicycle, albeit there is no	
	Will the site result in a loss		footpath on the south side of the	
	of town centre use or		A52 from the site entrance to the	
	mixed use in a shopping		nearest pedestrian crossing at	
	centre?		the junction of Cropwell Road.	
			The site would not result in a loss	
			of town centre use or mixed use	
			in a shopping centre.	

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

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

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?		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. 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. The site is within 30 minutes travel time by bus of the community facilities, schools, retail centres and employment areas in Radcliffe on Trent.	Ensure that provision is secured for bus services to enter the site to serve the development.

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

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
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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.	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	Will it meet the biodiversity	0	The site is considered to be of	Ensure existing hedgerows are
Environment,	net gain requirements?		sufficient size for 10% BNG to be	retained and enhanced.
Biodiversity and			met within the site.	
Blue-Green	Will it result in a loss of all			Ensure development provides
Infrastructure	or part of or impact on a		There are no designated sites of	new multifunctional BGI,
To increase	designated site of nature		nature conservation interest	including wildlife corridors.
biodiversity levels	conservation interest?		within or adjoining the site and	
and protect and			development of the site would not	Ensure development provides
enhance blue-	Is the site adjacent to a		result in the loss of any	enhancements to the existing
green	designated site of nature		designated site of nature	wooded plantation adjoining
infrastructure and	conservation interest?		conservation interest.	the site.
the natural	Will it involve the loss of			
environment.			The site contains some	
	existing habitats or trees/ hedgerows/woodland or		hedgerows, which are a local	
	loss of connectivity?		priority habitat and likely to be	
	1033 of Confidentivity:		affected/lost by development.	
	Will the site include the		The existing wooded plantation	
	provision of on-site or off-		The existing wooded plantation that adjoins the southwest	
	site open space?		boundary of the site is part of the	
			Cotgrave Forest Ecological	
	Will the site involve the		Network (Focal Area) identified	
	loss of existing open		as a Biodiversity Opportunity	
	space?		Area within Appendix E of the	
			Rushcliffe Local Plan Part 2.	
	Will the site improve the		radiomic Educi Flair Fait Z.	
	underused or undervalued			
	open space?			

14. Landscape	Will it have an adverse	-	The site itself is within the	Ensure development proposals
To protect and	impact on local landscape		Cotgrave and Tollerton Village	are supported by appropriate
enhance the	character?		Farmlands DPZ (SN04). The	landscape character
landscape			landscape condition and strength	assessments and design and
character.	Will it conserve, enhance		of the DPZ are both moderate	access statements specifically
	or restore the features and		and the overall landscape	address landscape impacts.
	characteristics of the		strategy is to enhance.	
	landscape in the present		37	Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R06)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes that the busy	reduce visual intrusion upon
			A52 adds urban influences and	the landscape.
			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.	
			As with any dayolonment on a	
			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	

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
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?	-	Site is entirely within Grade 3, but of unknown sub-grade (ie: 3a or 3b). Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site. Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land

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

Factors	Details
SHLAA reference	SHLAA/RAD/054
Size	54 ha.
No of dwellings/ estimated	700 based on SHLAA Joint Methodology
employment floorspace	
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 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.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
			The site could provide housing that would make a significant contribution to meeting 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	Is the site allocated for	+	The site is not allocated for town	Consider limiting the number
Centres	town centre uses or mixed		centre uses or mixed uses within	and type of town centre uses
Increase the	use in the shopping		a shopping centre.	within the any new local
vitality and	centre?			centre, with retail floorspace
viability of			The site is more than 400m from	limited to no more than 280
existing shopping	Is the site within 400		the Radcliffe on Trent Local	sqm (net) per unit.
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time of it on foot and bike.	
	district centre or local			
	centre?		The site would not result in a loss	
			of town centre use or mixed use	
	Will the site result in a loss		in a shopping centre.	
	of town centre use or			
	mixed use in a shopping			
	centre?			

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 by car or bike of Radcliffe on Trent Health Centre. 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. The site would not result in the loss of existing recreational open space or accessible BGI.	Ensure development creates new onsite multifunctional recreational open space. Ensure development provides access to the National Cycle route No15. 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.
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	Is the site within 400	+	Site is not within 400m walking	Ensure the provision of
Inclusion	metres walking distance of		distance of a community facility	additional community facilities
To promote and	community facilities e.g.		but is around 30 minutes travel	within the site to serve new
support the	post office, community		time by bike and on foot of	development.
development and	centres, leisure centres,		Radcliffe on Trent which provides	
growth of social	libraries, schools etc.?		a range of facilities including a	
capital and to			library, post office, primary and	
improve social	Will the site result in a loss		secondary schools.	
inclusion and to	of a community facility?			
close the gap			Development of the site would	
between the most			not result in a loss of a	
deprived areas	adjoining a deprived area?		community facility.	
within the plan				
area.			The site is not within a deprived	
			area.	

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 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.

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.

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

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.

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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Nottingham (approx.11 minutes travel time) and Skegness (via Bingham).	
			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.	
9. Brownfield	Is the site a brownfield		Site is on greenfield land.	
Land	site?			
To make efficient				
use of previously developed land				
or 'brownfield'				
land and				
recognise				
biodiversity value				
where				
appropriate.				

SA objectives Site	e 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 the build with climate	it improve energy ciency of existing or oric buildings? the site include vision of renewable enology? The site for a specific ewable energy? The site for the elopment of community rgy systems? The site ensure that dings are able to deal of future changes in	?	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	Is site within the	?	Site is not within NUAZ and is	Ensure development includes
and Air Quality	Nottingham Urban Area		over 3km from nearest AQMA	measures to reduce travel by
To manage air	agglomeration zone?		(A52/Stragglethorpe Road).	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		Unknown at this stage whether	opportunities, access to public
posed by air,	additional harm to an		development of the site would	transport and provision of EV
noise and other	existing Air Quality		create a new AQMA.	infrastructure (including private
types of pollution.	Management Area?			and public car changing
				points).
	Is it likely to create a new			
	Air Quality Management			
	Area?			

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.	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 riparian zone adjacent floodplain habitats?	-	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.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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?	Score	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.
	Will the site improve the underused or undervalued open space?			

14. Landscape	Will it have an adverse	_	The site is within the East	Ensure development proposals
To protect and	impact on local landscape	_	Bridgford Escarpment Farmlands	are supported by appropriate
enhance the	character?		DPZ (SN05). The landscape	landscape character
landscape	character.		condition and strength of the DPZ	assessments and design and
character.	Will it conserve, enhance		are both moderate. The overall	access statements specifically
orial actors	or restore the features and		landscape strategy is to	address landscape impacts.
	characteristics of the		conserve.	address idi.idesape iiiipaetei
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R06)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes that the land	reduce visual intrusion upon
	·		to the east of Radcliffe on Trent is	the landscape.
			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.	
			A Lordon and D.Const. Analysis	
			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	
			Site was considered to be 10W but	

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.

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, 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.

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.

As with any development on a greenfield site, there is the potential for it to have some impact on local landscape

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
SA objectives 16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Site criteria questions 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)?	Score	Commentary The site is on very good (Grade 2) agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Mitigation
	Will the site reduce household and commercial waste per head? Will it sterilise mineral			
	reserves which can be viably extracted?			

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	1,160 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not adjoining an	Ensure development includes
To ensure that	housing?		existing allocation but is adjacent	a range of house types and
the housing stock			to the main built-up area of	tenures (including affordable
meets the	Will it meet the housing		Nottingham, within Rushcliffe.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			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	Is the site allocated for	0	No impact as the site is not	_
Structure and	employment, retail or		currently used for employment/	
Innovation	mixed use?		retail/mixed use purposes and is	
To provide the			proposed solely for housing	
physical	Is the site allocated for		development.	
conditions for a	specific employment uses			
modern	e.g. office-based?			
economic				
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
of new	Is the site for new			
technologies.	educational buildings?			
	Is the site allocated for			
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is not allocated for town	
Centres	town centre uses or mixed		centre uses.	
Increase the	use in the shopping			
vitality and	centre?		The site is not within 400m of	
viability of			West Bridgford District Centre but	
existing shopping	Is the site within 400		is within 30 minutes travel time of	
centres.	metres of a shopping		this centre by bus, bicycle or on	
	centre e.g. city centre,		foot.	
	district centre or local			
	centre?		The site would not result in a loss	
			of town centre use or mixed use	
	Will the site result in a loss		in a shopping centre.	
	of town centre use or		5	
	mixed use in a shopping			
	centre?			

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 mins travel time by car, bike and bus of West Bridgford Medical Centre. Holme Pierrepont Country Park is just over 400 metres from the edge of the site. There are playing fields within and adjacent to the site. The site may therefore result in the loss of paddocks, playing fields and watercourses.	Protect and enhance playing field provision to serve development. Protect and enhance watercourses through the site 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?	?	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	Is the site within 400 metres walking distance of community facilities e.g.	-	Other than the cricket pavilion, which could be considered to be a community facility, the site is	Ensure community facilities to support the development are provided.
support the development and growth of social capital and to improve social inclusion and to close the gap	post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility?		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	
between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		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.	

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.	

40 - 1	Site criteria questions	Score	Commentary	Mitigation
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 echnology? 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 edapt 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	?	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	Is site within the Nottingham Urban Area agglomeration zone?	-	The site adjoins the Nottingham Urban Area agglomeration zone.	Ensure development includes measures to reduce travel by car, by providing safe and
quality and minimise the risk posed by air, noise and other types of pollution.	Will the site cause additional harm to an existing Air Quality Management Area?		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.	secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
	Is it likely to create a new Air Quality Management Area?			,

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or		The site is within zone 3a of the	Any planning applications
and Water	adjacent EA Flood Zone:-		Environment Agency's flood	should be accompanied by a
Quality	- 1 (Low Probability);		mapping zones although more	site specific Flood Risk
To minimise the	- 2 (Medium Probability);		detailed work undertaken through	Assessments which consider
risk of flooding	- 3a (High Probability); or		the Greater Nottingham Strategic	breaches/ overtopping of flood
and to conserve	- 3b (The Functional		Flood Risk Assessment	defenses and incorporate a
and improve	Floodplain)?		categorises large areas of the site	site layout that does not
water quality.			as at 1 in 20 year risk of flooding,	increase flood risk on and off
	Will it deteriorate river		and therefore effectively	site. A drainage strategy
	habitat in-stream and the		functional flood plain.	should also be submitted.
	riparian zone adjacent			
	floodplain habitats?		Potential to impact on river	
			habitats through the tributaries	
	Will the site cause any		that run through the site.	
	harm to the Source		-	
	Protection Zone or the		As tributaries run through the site,	
	water environment?		there is the potential to harm the	
			water environment.	
	Can surface water run-off			
	be appropriately managed		Unknown at this stage if it is	
	without increasing flood		possible to manage surface water	
	risk elsewhere?		run-off without increasing the risk	
			of flooding elsewhere.	
			Ŭ	
			Part of the site is within zone 3	
			source protection zone.	

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

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

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

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.	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?	1	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. Development of the site would likely increase household waste per head. Development of the site would sterilise sand and gravel deposits.	

Site: R07.2PA - North of Gamston

Comprised of sites:

- o R07.2 Gamston East
- o 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	2800 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture and Residential

Refer to matrix for scoring criteria.

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	No impact as the site is not	The size of this site does offer
Structure and	employment, retail or		currently used for employment/	opportunities to include
Innovation	mixed use?		retail/mixed use purposes and is	educational facilities (if
To provide the			proposed solely for housing	required) and/or employment
physical	Is the site allocated for		development. It is assumed all	space for high knowledge
conditions for a	specific employment uses		housing sites make appropriate	sector.
modern	e.g. office-based?		education provision.	
economic			'	
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
of new	Is the site for new			
technologies.	educational buildings?			
3 1 3]			
	Is the site allocated for			
	mixed live-work units?			

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

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 mins travel time by bike and car from both West Bridgford Medical Centre and Lings Bar non-Emergency Hospital. 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. The site would not result in the loss of existing recreational open space or accessible BGI.	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?	+	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. 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.

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

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

40 = 1 14	Site criteria questions	Score	Commentary	Mitigation
Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. Is de en W bu w cl	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable echnology? Is the site for a specific enewable 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	?	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	Is site within the	-	The site is located 700m west of	Ensure development includes
and Air Quality	Nottingham Urban Area		the A52/Stragglethorpe Road	measures to reduce travel by
To manage air	agglomeration zone?		AQMA.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause			opportunities, access to public
posed by air,	additional harm to an			transport and provision of EV
noise and other	existing Air Quality			infrastructure (including private
types of pollution.	Management Area?			and public car changing
	_			points).
	Is it likely to create a new			
	Air Quality Management			
	Area?			

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.	Is the site within or adjacent EA Flood Zone: 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?	+	A small part of the site is at risk of flooding from rivers and streams. Small area at risk of surface water flooding.	Ensure surface water management/mitigation measures (SuDS) are secured within the site.
	Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?			
	Will the site cause any harm to the Source Protection Zone or the water environment?			
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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 netgain 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?		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. 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. 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?	-	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	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good)	-	The site is predominantly Grade 3 agricultural land. The site would increase household waste.	Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site.
manage the natural resources of the area including soils, safeguarding minerals and waste.	- 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)?		The site is within the Trent Valley Sand and Gravel Mineral Safeguarding Area.	Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.
	Will the site reduce household and commercial waste per head?			
	Will it sterilise mineral reserves which can be viably extracted?			

Broad Area: R08 Cotgrave

Site: R08.1PA – Colston Gate

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

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	+	The site is not allocated for	Ensure development includes a
To ensure that	housing?		housing but is promoted to	range of house types and
the housing stock			deliver between 150-170	tenures (including affordable
meets the	Will it meet the housing		homes.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a modest	
travelling			contribution to meeting the	
showpeople.			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	Is the site allocated for	+	The site is not allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The centre of the site is more	
existing shopping	Is the site within 400		than 400 metres from Cotgrave	
centres.	metres of a shopping		Local Centre but is within 30	
	centre e.g. city centre,		minutes travel time of it on foot	
	district centre or local		or by bicycle, albeit there is no	
	centre?		pedestrian footway on Colston	
			Gate beyond the village edge.	
	Will the site result in a loss			
	of town centre use or		The site would not result in a	
	mixed use in a shopping		loss of town centre use or mixed	
	centre?		use in a shopping centre.	

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 centre of the site is within 30 minutes travel time by bicycle and car of Cotgrave Surgery. 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. The site would not result in the loss of recreational area or accessible blue-green infrastructure.	Ensure a direct pedestrian link is created from the site boundary into Grassmere Play Area. Ensure that a pedestrian footway/cycleway is created on south side of Colston Gate to link with the existing footpath at the village edge. Ensure improvements to the existing bridleway (Cotgrave BW5) are provided to enhance links to Cotgrave Country Park and Grantham Canal BGI 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	Is the site within 400	+	The site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		walking distance of community	support the development are
To promote and	community facilities e.g.		facilities but is within 30 minutes	provided.
support the	post office, community		travel time by bike or on foot	
development and	centres, leisure centres,		Cotgrave, which provides a	
growth of social	libraries, schools etc.?		range of community facilities	
capital and to			including a library, post office,	
improve social	Will the site result in a loss		leisure centre and primary	
inclusion and to	of a community facility?		schools.	
close the gap				
between the most	Is the site located in or		Development of the site would	
deprived areas	adjoining a deprived area?		not result in a loss of a	
within the plan			community facility.	
area.				
			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.	

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 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). 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. The site is within 30 minutes travel time by public transport of community facilities, schools, retail centres and employment areas in West Bridgford.	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.	

10. Energy and Will it in		Score	Commentary	Mitigation
Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. Will the provision technologies is the sereneway solutions to climate change. Will the building with fut climate Will the adapt to Will the increase ecosysty which legincluding including the sereneway solutions to climate the building with fut climate.	site for a specific able energy? site for the pment of community systems? e site ensure that gs are able to deal ture changes in	?	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
SA objectives 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	Score ?	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.	Mitigation 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).
	Is it likely to create a new Air Quality Management Area?			

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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. 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.	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?	0	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. 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.	Ensure hedgerow quality and connectivity is preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated. 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). 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.

14. Landscape	Will it have an adverse	<u>_</u>	The site is primarily within the	Ensure development proposals
To protect and	impact on local landscape	_	Cotgrave Wooded Clay Wolds	are supported by appropriate
enhance the	character?		DPZ (NW04). The landscape	landscape character
landscape	Character:		condition and strength of this	assessments and design and
character.	Will it conserve, enhance		DPZ are both moderate with the	access statements specifically
Character.	or restore the features and			
			overall landscape strategy being enhance.	address landscape impacts.
	characteristics of the		ennance.	
	landscape in the present		The Constitution of the second standard lands	Ensure development retains and
	form?		The Growth Options study (July	utilises existing landscape
	NACH 1		2020) rates the Broad Area	features and incorporates BGI,
	Will it create a new		(R08) as green for landscape	sensitive design and layouts to
	landscape character?		and topography. It notes that the	reduce visual intrusion upon the
			land either side of Cotgrave is	landscape.
			comprises medium to large	
			arable fields and is typical of the	Ensure masterplanning
			surrounding rural area. The	incorporates sufficient
			study notes that perceptions of	landscape mitigation.
			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.	
			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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives	Site criteria questions	Score	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. 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	Mitigation
			conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	

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.	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	-	Site is entirely within Grade 3, but of unknown sub-grade (i.e.: 3a or 3b). Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site. Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.
	Will it sterilise mineral reserves which can be viably extracted?			

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	N/A (all dwellings have been delivered)
employment floorspace	
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	The site is allocated for housing within the adopted Local Plan Part 1: Core Strategy. Planning permission for 470 homes was granted in 2014 and the residential element of the development was completed in 2019. Delivery of this strategic site made a significant contribution to meeting the Borough's housing needs. Retention of this allocation cannot deliver SA housing objectives.	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?	+	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. Although the majority of the site has been developed, retaining the allocation will provide further employment in a location adjoining a 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
3. Economic	Is the site allocated for	+	The strategic allocation within	Ensure that any relevant
Structure and	employment, retail or		the Local Plan Part 1: Core	requirements within Policy 23 of
Innovation	mixed use?		Strategy includes 4.5 hectares	the Rushcliffe Local Plan Part 1
To provide the			of employment land within the	are carried forward.
physical	Is the site allocated for		northern area of the site, either	
conditions for a	specific employment uses		side of Colliers Way. Whilst land	
modern	e.g. office-based?		east of Colliers Way has been	
economic			developed, land to the west has	
structure	Will the site involve the		yet to receive planning	
including	loss of employment, retail		permission and is not yet	
infrastructure to	or mixed use land?		developed.	
support the use				
of new	Is the site for new		B1, B2 and B8 uses are	
technologies.	educational buildings?		proposed.	
	_			
	Is the site 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.	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 strategic allocation, including undeveloped employment land, is within a 30-minute walk of Cotgrave's Local Centre. The site would not result in the loss of a town centre use or mixed use in a shopping area/	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			

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 allocation, including undeveloped employment land, is within a 30 minute walk of the health centre within the local centre. The strategic allocation is adjacent to the Cotgrave Country Park and Grantham Canal.	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	Is the site within 400	+	Community facilities, including a	Ensure that any relevant
Inclusion	metres walking distance of		health centre and police station	requirements within Policy 23 of
To promote and	community facilities e.g.		within Cotgrave Local Centre,	the Rushcliffe Local Plan Part 1
support the	post office, community		and schools and leisure centre	are carried forward.
development and	centres, leisure centres,		are all within a 20 minute walk.	
growth of social	libraries, schools etc.?			
capital and to				
improve social	Will the site result in a loss			
inclusion and to	of a community facility?			
close the gap				
between the most				
deprived areas	adjoining a deprived area?			
within the plan				
area.				

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 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). The site adjoins the main built up area of Cotgrave and has direct routes to the villages Local Centre. The site is within 30 minutes travel time by public transport of the facilities in West.	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?	?	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.
	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?			

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
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 riparian zone adjacent floodplain habitats? Will the site cause any	++	Land adjacent to the canal is at risk of flooding, however developed area and remaining undeveloped employment land is within Flood Zone 1. The site is more than 8 metres from a river or other watercourse and is unlikely to deteriorate river habitat instream and the riparian zone adjacent floodplain habitats. The site is not within or adjacent	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
	harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		to an SPZ.	

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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	0	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. 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.	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
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.	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?	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 Sharphill Wood

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

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	+	The site is not allocated for	Ensure development includes
To ensure that	housing?		housing but adjoins an existing	a range of house types and
the housing stock			allocation and the main urban	tenures (including affordable
meets the	Will it meet the housing		area of West Bridgford.	housing) to meet the housing
housing needs,	need?		If avitable for development in its	need, including homes to address the needs of the
including gypsies, travellers and			If suitable for development in its	
			entirety, the size of the site	ageing population
travelling			means that it could possibly be	
showpeople.			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.	

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

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

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

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

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.	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 riparian zone adjacent floodplain habitats?	-	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.	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.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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?	Score	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.	Mitigation Requirement for at least 10% biodiversity net gain, with onsite 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
	provision of on-site or off-		any underused or undervalued open space within the site to	Development should avoid
	Will the site improve the underused or undervalued open space?			

14. Landscape To protect and	Will it have an adverse impact on local landscape	 The site is within the Mickleborough Fringe DPZ	Ensure development proposals are supported by appropriate
enhance the	character?	(SN03). The landscape condition	landscape character
landscape		is moderate, and the character	assessments and design and
character.	Will it conserve, enhance	strength of the area is weak. The	access statements specifically
	or restore the features and	overall landscape strategy is to	address landscape impacts.
	characteristics of the	enhance and restore.	
	landscape in the present	The Oran di Ordinaria di II (II I	Ensure development retains
	form?	The Growth Options study (July	and utilises existing landscape
	Will it create a new	2020) rates the Broad Area (R010) as red for landscape and	features and incorporates BGI, sensitive design and layouts to
	landscape character?	topography. The study notes the	reduce visual intrusion upon
	landscape character:	presence of a steeply sloping	the landscape.
		hillside which rises to a high point	and landedape.
		in the centre of the area. It also	Development should avoid
		identifies the presence of the A52	prominent areas of the site, in
		along the southern boundary as a	particular slopes and
		factor that introduces noise and	ridgelines.
		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	

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.	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?		Site is classified as a mixture of Grade 2 Grade 3a and Grade 3b agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	

Site: R10.2PA – Edwalton Golf Course

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

Refer to matrix for scoring criteria.

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

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

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

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 by car, bus and bicycle of West Bridgford Medical Centre. The site is currently in use as a 9-hole golf course that itself is within a larger full size municipal golf course. Development of the site would result in the loss of part of the wider recreational area.	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	Is the site within 400	+	The site adjoins Edwalton	Ensure community facilities to
Inclusion	metres walking distance of		Primary school to the north west	support the development are
To promote and	community facilities e.g.		and is within 400 metres of	provided.
support the	post office, community		Edwalton church hall and	
development and	centres, leisure centres,		Edwalton day nursery.	
growth of social	libraries, schools etc.?			
capital and to			The site will not result in a loss of	
improve social	Will the site result in a loss		a community facility.	
inclusion and to	of a community facility?			
close the gap			The site is not located within or	
between the most			adjoining a deprived area.	
deprived areas	adjoining a deprived area?			
within the plan				
area.				

To make efficient public transport? Road is close (within 400 metres) infrastru	41 4 1 12 4 4
existing transport infrastructure, help reduce the located in or area and has direct This provides a regular service (no.6) to Nottingham. The Bus stop on Melton Road (Edwalton description)	sure that public transport rastructure such as bus utes and bus stops are cessible from all parts of the es as the under 10-minute scription may be more for her areas of the site.

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

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.	Site criteria questions 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
SA objectives 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?	Score ?	Commentary 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.	Mitigation 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.)
	Is it likely to create a new Air Quality Management Area?			

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.	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 riparian zone adjacent floodplain habitats?	1	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.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood			

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

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.	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?	-	A large proportion of the site is classified as Grade 3 agricultural land but of unknown sub-grade. Development would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the sub-grade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

Site: R10.3PA - Land at Wilford Road

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

Refer to matrix for scoring criteria.

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

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

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

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 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. The site is adjacent to the Wilwell Farm Nature Reserve. The site would not result in the loss of existing recreational open space or accessible BGI.	Developments should ensure that the surrounding BGI and the wilwell Farm nature reserve is continued to be preserved and unharmed from potential developments. The site is also of sufficient size that it could provide further onsite multifunctional recreational open space to serve the 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	Is the site within 400	+	The site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		walking distance of community	support the development of the
To promote and	community facilities e.g.		facilities but has access to such	site.
support the	post office, community		facilities within 30 minutes travel	
development and	centres, leisure centres,		time by public transport.	Also ensure sufficient public
growth of social	libraries, schools etc.?			transport network to enable
capital and to			The site will not result in a loss	future developments to have
improve social	Will the site result in a loss		of community facilities.	access to surrounding facilities.
inclusion and to	of a community facility?			
close the gap			The site is not located in or	
between the most	Is the site located in or		adjoining a deprived area.	
deprived areas	adjoining a deprived area?			
within the plan				
area.				

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 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. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment in both Ruddington and West Bridgford.	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. Ensure that provision is secured to connect onto and enhance nearby national cycle routes.

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

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source	-	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.
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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

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

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.	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 site is located within a predominantly Grade 2 agricultural land. It will lead to a loss of best and most versatile agricultural land. The site does not fall within an area safeguarded for mineral extraction.	

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

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

Refer to matrix for scoring criteria

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

3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	The site is not currently allocated or used for employment/retail/mixed use or	The size of this site may offer limited opportunities to include educational facilities (if required)
To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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		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 for new educational buildings. The site is not allocated for mixed live-work units.	and/or employment space for high knowledge sector.
	mixed live-work units?			
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?	?	The site is not allocated for town centre use or mixed use in a shopping centre. 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.	The site is of sufficient size that it could provide onsite retail uses to serve the development.

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 would not result in a loss of town centre use or mixed use in a shopping centre. 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 Cilfton 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

To promote and	community facilities e.g.	facilities and is separated from	site are provided or ensure that
support the	post office, community	the main built up area by the	sufficient public transport and
development and	centres, leisure centres,	A53/A606, with no direct	infrastructure is provided to
growth of social	libraries, schools etc.?	pedestrian/cycle links into West	improve accessibility to West
capital and to		Bridgford/Edwalton and a limited	Bridgford/Edwalton.
improve social	Will the site result in a loss	number of bus stops in the	
inclusion and to	of a community facility?	vicinity of the site.	
close the gap	, , , ,	,	
between the most	Is the site located in or	The site will not result in a loss	
deprived areas	adjoining a deprived area?	of a community facility.	
within the plan		, ,	
area.		The site is not located in or	
		adjoining a deprived area.	
8. Transport	Is the site accessible by	 The site has no public transport	Ensure improvements and
To make efficient	public transport?	routes/bus stops close to the	development to/of pedestrian
use of the		site.	networks to create accessibility
existing transport	Is the site located in or		to the site for walking/cycling
infrastructure,	adjoining the main built up	The site is located close to the	and access to public transport.
help reduce the	area and has direct	south of Edwalton but is	
need to travel by	route(s) from the site to	separated from it by the A52	Ensure that provision is secured
car, improve	existing businesses and	and lacks a direct	for bus services to enter the site
accessibility to	shopping centres?	walking/cycling route to	to serve the development.
1 -	Is the site within 20		Engure provision is accured to
•	· · · · · · · · · · · · · · · · · · ·	Crossings into Edwarton.	
		The site is not within 30 minutes	Tiearby National Cycle Noutes.
accessibility.	· · · · · · · · · · · · · · · · · · ·		
		1 •	
jobs and services for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	Edwalton. The Wheatcroft Roundabout lacks pedestrian crossings into Edwalton. The site is not within 30 minutes public transport time of community facilities, schools, retail centres and employment areas.	Ensure provision is secured to connect onto and enhance nearby National Cycle 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?		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.	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).
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 riparian zone adjacent floodplain habitats?	-	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. Additionally, there are various areas along this strip and elsewhere across the site that	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. Ensure that appropriate measure, such as site specific flood risk assessments are

	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	are at low, medium and high risk of surface water flooding.	undertaken before development of the site.
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?	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 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 netgain.

	Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		
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 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. 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	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.

	1		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	Will it lead to a loss of best and most versatile (BMV)	Development of the site would likely increase household waste
waste.	agricultural land	per head.
	(agricultural soil grades 1,	
	2 and 3a)?	The site does not fall within an
		area safeguarded for mineral
	Will the site reduce	extraction.
	household and commercial	
	waste per head?	
	Will it sterilise mineral	
	reserves which can be	
	viably extracted?	

Site: R10.5PA – Melton Road Edwalton Strategic Allocation (Policy 20 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/WBR/047
Size	94 ha.
No of dwellings/ estimated	1776
employment floorspace	
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	Is the site allocated for housing? Will it meet the housing	++	The site is allocated within the adopted Local Plan Part 1: Core Strategy as a site for housing for around 1,500 dwellings.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
housing needs, including gypsies, travellers and travelling showpeople.	need?		There are a number of phases ongoing. There will be 3 phases building out consecutively for the remaining duration of the development.	are cameu forward.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	Development requirements for	Ensure that any relevant
Centres	town centre uses or mixed		the allocation include the	requirements within Policy 20 of
Increase the	use in the shopping		provision of a neighbourhood	the Rushcliffe Local Plan Part 1
vitality and	centre?		centre (including retail	are carried forward.
viability of			development).	
existing shopping	Is the site within 400			
centres.	metres of a shopping		The site is within 30 minutes	
	centre e.g. city centre,		travel time of public transport,	
	district centre or local		walking or cycling to the District	
	centre?		Centre in West Bridgford.	
	Will the site result in a loss		The site would not result in the	
	of town centre use or		loss of a town centre use or	
	mixed use in a shopping		mixed use in a shopping area.	
	centre?		3 3 3 1 3 1 3 3 5 5 5 6	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	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.
and encourage nature-based	Is the site for a specific renewable energy?			
solutions to climate change.	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?			

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

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.	Is the site within or adjacent EA Flood Zone: 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?	++	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.
	Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?			
	Will the site cause any harm to the Source Protection Zone or the water environment?			
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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

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	Is the site on high grade	-	The eastern parts of the site are	Ensure that any relevant
Resources and	agricultural land:-		predominantly classified as	requirements within Policy 20 of
Waste	- Grade 1 (excellent)		Grade 2 agricultural land with	the Rushcliffe Local Plan Part 1
Management	- Grade 2 (very good)		western and northwestern parts	are carried forward.
To prudently	- Grade 3a (good)		being classified as Grade 3a or	
manage the	- Grade 3b (moderate)		3b.	
natural resources	- Grade 4 (poor)			
of the area	- Grade 5 (very poor)?		The site will result in the loss of	
including soils,			some best and most versatile	
safeguarding	Will it lead to a loss of best		agricultural land but	
minerals and	and most versatile (BMV)		development of the majority of	
waste.	agricultural land		the areas classified as Grade 2	
	(agricultural soil grades 1,		(with the exception of the	
	2 and 3a)?		paddock to the south of 245	
			Melton Road) and Grade 3a	
	Will the site reduce		(with the exception of the area	
	household and commercial		to the south of Alison Close)	
	waste per head?		have been completed or are	
			substantially under construction.	
	Will it sterilise mineral			
	reserves which can be		Development would likely	
	viably extracted?		increase household/commercial	
			waste per head.	
			The site does not fall within an	
			area safeguarded for mineral	
			extraction.	

Broad Area: Tollerton / Gamston

Site: R11.1PA* – South of Gamston Strategic Allocation

Comprised of sites:

o R11.2 – North of Tollerton

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

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not allocated for	Ensure development includes a
To ensure that	housing?		housing but is adjacent to the	range of house types and
the housing stock			Gamston and Tollerton strategic	tenures (including affordable
meets the	Will it meet the housing		allocation.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			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	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	Require employment and skills strategy and apprenticeships for local people during construction.
	job opportunities in areas of deprivation?		deprivation.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to	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?	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 size of the site may offer limited opportunities to include educational facilities and/or employment space for high knowledge sector.
support the use of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?		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	Is the site allocated for	0	The site is not allocated for town	-
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The site is more than 400	
existing shopping	Is the site within 400		metres from West Bridgford	
centres.	metres of a shopping		District Centre and the Gamston	
	centre e.g. city centre,		Centre of Neighbourhood	
	district centre or local		Importance but is within 30	
	centre?		minutes travel time of the	
			Gamston CNI by bicycle and	
	Will the site result in a loss		bus.	
	of town centre use or			
	mixed use in a shopping		The site would not result in a	
	centre?		loss of town centre use or mixed	
			use in a shopping centre.	

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 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. The site is within 400 metres walking distance of a recreational area or accessible blue green infrastructure (Tollerton Open Space). The site would not result in the loss of existing recreational open space or accessible BGI.	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	Is the site within 400	0	The site is within 400 metres	Ensure main accessibility
Inclusion	metres walking distance of		walking distance of community	avenues to Tollerton and its
To promote and	community facilities e.g.		facilities located in Tollerton to	facilities are improve and
support the	post office, community		the south of the site.	sufficient to provide for the site if
development and	centres, leisure centres,			developed.
growth of social	libraries, schools etc.?		The site will not result in a loss	
capital and to			of a community facility.	
improve social	Will the site result in a loss			
inclusion and to	of a community facility?		The site is not located or adjoins	
close the gap			a deprived area.	
between the most				
deprived areas	adjoining a deprived area?			
within the plan				
area.				

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 accessible by public transport. 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. 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).	Ensure that provision is secured for bus services to enter the site to serve the development. Ensure provision is secured to connect onto and enhance nearby National Cycle 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	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources	Will the site include provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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?			

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	-	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.	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.
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	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?	1	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. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	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.

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	4000 based on Local Plan Part 1: Core Strategy Policy 25.
employment floorspace	
Existing Use	Agriculture and Airfield

Refer to matrix for scoring criteria

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

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 mixeduse 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.	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 located within 400 metres of a shopping centre such as a city centre or local centre. The site will not result in a loss of town centre use or mixed use shopping centre.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	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.
and encourage nature-based	Is the site for a specific renewable energy?			
solutions to climate change.	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?			

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
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	0	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.	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
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	Will it have an adverse		The site could potentially have	Ensure that any relevant
To protect and	impact on local landscape		an adverse impact on local	requirements within Policy 25 of
enhance the	character?		landscape character.	the Rushcliffe Local Plan Part 1
landscape				are carried forward.
character.	Will it conserve, enhance		The site will not conserve,	
	or restore the features and		enhance or restore the features	
	characteristics of the		and characteristics of the	
	landscape in the present		landscape in the present form.	
	form?			
			The site will create a new	
	Will it create a new		landscape character.	
	landscape character?			

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	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?	?	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 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.
and provide better opportunities for people to enjoy	Will it promote heritage based tourism or heritage led regeneration?			
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			

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.	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 site is located within both grade 2 and 3 agricultural land. The site's development would lead to a loss of the best and most versatile agricultural land. Unsure as to whether the site's development would sterilise mineral reserves which can be viably extracted.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

Broad Area: Ruddington

Site: R12.1PA – West of Pasture Lane

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

Refer to matrix for scoring criteria

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and Jobs	Will the site provide jobs? Will the site provide job	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is	The size of this site may offer opportunities to include limited employment creating uses.
	opportunities for unemployed people?		proposed solely for housing development.	Require employment and skills strategy and apprenticeships for
	Will the site provide new job opportunities in areas of deprivation?		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.	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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is proposed solely for housing development. Assumes all housing sites make appropriate education provision	
economic structure including infrastructure to support the use of new	Will the site involve the loss of employment, retail or mixed use land? Is the site for new			
technologies.	educational buildings? Is the site allocated for mixed live-work units?			

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

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

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

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?	?	The site is not strategic in scale and is considered unlikely to impinge on an existing Air Quality Management Area. 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. It is 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
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 riparian zone adjacent floodplain habitats?	-	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. The site is not within a source protection zone.	Land within Flood Zone 3 should be excluded from development and be maintained as a buffer that protects and enhances the riparian habitats. SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) must address surface water run-off.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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, 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. Fairham Brook is a BGI secondary network in the Greater Nottingham BGI Strategy. Biodiversity, recreation, flood mitigation and urban fringe enhancement are primary functions. Fairham Brook and its environment are also an ecological network.	Development should avoid, mitigate or compensate for any direct or indirect effects on the LWS or priority habitats. On-site BGI should complement and enhance the Fairham Brook BGI network.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 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'. 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.	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 S	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	Vill it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Vill it result in a loss of or narm the significance of designated or nondesignated heritage asset(s) or its setting? Vill it enhance or better eveal the significance of the heritage asset? Vill it promote heritage asset tourism or heritage as ded regeneration? Vill it lead to the adaptive euse 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.	Mitigation

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.	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	1	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. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	
	waste per head? Will it sterilise mineral reserves which can be viably extracted?			

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	2600 based on SHLAA Joint Methodology
employment floorspace	
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	Is the site allocated for	++	This strategic site could provide	Ensure development includes a
To ensure that	housing?		around 2,600 houses in a	range of house types and
the housing stock	_		location adjoining a key	tenures (including affordable
meets the	Will it meet the housing		settlement.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			housing need.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to	Site criteria questions 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?	Score 0	Commentary 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.	Mitigation The size of this site does offer opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.
support the use of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			

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

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 of a the Ruddington Medical Centre by car or on a bike. The site is not within 400 metres of a recreational area or accessible BGI but Jubliee 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. The site would not result in a loss of recreational area or accessible blue-green infrastructure.	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?	+ +	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.

8. Transport	Is the site accessible by	-	The site is more than 800	Major public transport
To make efficient	public transport?		metres walking distance from	improvements.
use of the			the nearest bus stops on Mere	
existing transport	Is the site located in or		Way and the A60 Loughborough	Ensure the delivery of footpath
infrastructure,	adjoining the main built up		Road close to Mill Lane (there is	connections on Flawforth Lane.
help reduce the	area and has direct		no pedestrian crossing over the	
need to travel by	route(s) from the site to		A60 to access the stop on the	
car, improve	existing businesses and		west side of the road however).	
accessibility to	shopping centres?		Both stops provide regular	
jobs and services			services to Nottingham via West	
for all and to	Is the site within 30		Bridgford (including nos. 9, 10C	
improve travel	minutes public transport		and 10X), which are	
choice and	time of community		approximately 30 minutes travel	
accessibility.	facilities, schools, retail		time.	
	centres and employment			
	areas?		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.	
			There are direct routes to	
			Ruddington's Local Centre,	
			which is within 30 minutes travel	
			time on foot or by bike.	
			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.	

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

SA objectives S	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.	Site criteria questions Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable echnology? 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 edapt to climate change? Will the site maintain or ncrease the provision of ecosystem services on which local people depend, ncluding water, food, and materials, now and under	?	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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	+	The site is in Flood Zone 1. A very small area within the southeast corner is at medium risk of surface water flooding. The site is not within a source protection zone.	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.
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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?	-	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. Whilst 10% is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.	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. 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.

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		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	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.
	characteristics of the landscape in the present form? Will it create a new landscape character?		and restore'. Development of this scale is likely to have an adverse impact on landscape character east of Ruddington. It will increase perception of coalescence with Bradmore.	Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape. Southern buffer would reduce
			esaissesiiss mar Braamore.	visual impacts and coalescence with Bradmore.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Site criteria questions 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?	Score	ALC maps identify that the land is Grade 2 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Mitigation
	reserves which can be viably extracted?			

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	730 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

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

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

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

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 of the Ruddington Medical Centre by car or on a bike. 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. The site would not result in a loss of recreational area or accessible blue-green infrastructure.	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.
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 Sit	te criteria questions	Score	Commentary	Mitigation
7. Social Is a Inclusion To promote and support the development and growth of social Is a Is	the site within 400 etres walking distance of ommunity facilities e.g. ost office, community entres, leisure centres, oraries, schools etc.?	+	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	Ensure community facilities to support the development are provided within the site.
inclusion and to of close the gap between the most ls	fill the site result in a loss a community facility? the site located in or djoining a deprived area?		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 20% most deprived neighbourhoods in the Country.	

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?	-	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
SA objectives 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?			

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

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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. Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.	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. 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 directly adjacent to the Fairham Brook Nature Reserve on the western side, a Local Wildife 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
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?	?	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". 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?	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.	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?		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. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	
	Will it sterilise mineral reserves which can be viably extracted?			

Broad Area: Keyworth

Site: R13.1PA – West of Keyworth

Comprised of sites:

o R13.1 – North of Debdale Lane

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

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is not allocated for town	-
Centres	town centre uses or mixed		centre uses or mixed uses	
Increase the	use in the shopping		within a shopping centre.	
vitality and	centre?		5	
viability of			The centre of the site is just over	
existing shopping	Is the site within 400		400 metres from the Keyworth	
centres.	metres of a shopping		Local Centre but is within is	
	centre e.g. city centre,		within 30 minutes travel time on	
	district centre or local		foot or by bicycle.	
	centre?			
			The site would not result in a	
	Will the site result in a loss		loss of town centre use or mixed	
	of town centre use or		use in a shopping centre.	
	mixed use in a shopping		'' '	
	centre?			

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 centre of the site is within 30 minutes travel time by bus, car or bicycle of the Keyworth Health Centre. 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. The site would not result in the loss of existing recreational open space or accessible BGI.	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.	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	Is the site within 400	+	Community facilities within	Ensure community facilities to
Inclusion	metres walking distance of		Keyworth Local Centre, The	support the development are
To promote and	community facilities e.g.		Wolds Local Centre, Nottingham	provided within the site.
support the	post office, community		Road Centre of Neighbourhood	
development and	centres, leisure centres,		Importance all are within 30	
growth of social	libraries, schools etc.?		minutes travel time of the site on	
capital and to			foot or on Bicycle. As are the	
improve social	Will the site result in a loss		primary schools and South	
inclusion and to	of a community facility?		Wolds Community School.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	+	Keyworth's Local Centre is a 5	Major public transport
To make efficient	public transport?		minute walk and both primary	improvements.
use of the			schools and the secondary	
existing transport	Is the site located in or		school are all within a 20 to 30	
infrastructure,	adjoining the main built up		minute walk.	
help reduce the	area and has direct			
need to travel by	route(s) from the site to		Bus stops within the village	
car, improve	existing businesses and		centre are within 5 minute walk.	
accessibility to	shopping centres?		These provide 3-4 buses an	
jobs and services			hour to Nottingham and two	
for all and to	Is the site within 30		further services to Asda and	
improve travel	minutes public transport		Morrison's in West Bridgford	
choice and	time of community		and Gamston.	
accessibility.	facilities, schools, retail			
	centres and employment			
	areas?			

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

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

Site criteria questions	Score	Commentary	Mitigation
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.	Mitigation 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).
Area?			
	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	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	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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	•	The site is within flood zone 1. 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. The site is not within a source protection zone.	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?	Score	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.	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. 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 netgain.

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?	-	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).	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.
	Will it create a new landscape character?		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.	

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.	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 site is classified as both Grade 2 and 3 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Further assessment will be required to establish whether Grade 3 is 3a or 3b. Development should avoid, where possible, Grade 2 and 3a land.

Broad Area: A453

Site: R15.1PA – East of A453

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

Refer to matrix for scoring criteria

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

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

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

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

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 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	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	Is the site a brownfield		Site is on greenfield land.	
Land	site?			
To make efficient				
use of previously				
developed land				
or 'brownfield'				
land and				
recognise				
biodiversity value				
where				
appropriate.				

	it improve energy		Commentary	Mitigation
To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. Will the provise technology technology is the renew to the climate change. Will the building with for climate change with the climate change.	iency of existing or oric buildings? the site include vision of renewable inclogy? The site for a specific ewable energy? The site for the elopment of community rgy systems? The site ensure that dings are able to deal future changes in	?	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	Is site within the	?	The site is not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to and air quality	transport and provision of EV
noise and other	existing Air Quality		management zone.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
	Is it likely to create a new			
	Air Quality Management			
	Area?			

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	-	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. The site is not within a source protection zone	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.
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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 offsite 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.	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 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. 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.	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. Ensure development avoids prominent areas of the site, in particular the ridgelines of the Gotham Hills.

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?		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.	Avoid development on Glebe Farm SAM 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. Any detailed proposal would be required to preserve or enhance the setting of Thrumpton conservation area.

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.	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?	<u>-</u>	Vast majority of the site is grade 2 agricultural land with some grade 3 Development will lead to the loss of BMV agricultural land. Allocation / development of the site is likely to increase household waste per head.	

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?	++	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. The delivery of the 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 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?	++	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. 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. The site is not within an area of deprivation.	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	Is the site allocated for	++	Outline planning permission	Ensure that any relevant
Structure and	employment, retail or		granted for up to 100,000sqm of	requirements within Policy 24 of
Innovation	mixed use?		B1, B2 and B8 and retail	the Rushcliffe Local Plan Part 1
To provide the			floorspace of up to 2,500sqm.	are carried forward.
physical	Is the site allocated for			
conditions for a	specific employment uses		Planning permission has been	
modern	e.g. office-based?		granted for Plots A1, B1, B2 and	
economic			B3 within the Fairham Business	
structure	Will the site involve the		Park.	
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
of new	Is the site for new			
technologies.	educational buildings?			
	Is the site 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.	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 within 30 minutes walk of retail areas on Farnborough Road and Green Lane / South Church Drive in Clifton. The outline planning permission includes the delivery of 2,500sqms of retail.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			

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 northern edge of the site, adjacent to Clifton, is within a 20 minute walk of Clifton Medical Practice. 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.	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	Is the site within 400	+	The allocated site is within a 30	Ensure that any relevant
Inclusion	metres walking distance of		minute walk of community	requirements within Policy 24 of
To promote and	community facilities e.g.		facilities in Clifton, including the	the Rushcliffe Local Plan Part 1
support the	post office, community		Highbank Community Centre,	are carried forward.
development and	centres, leisure centres,		Highbank School, Milford	
growth of social	libraries, schools etc.?		Academy School, Clifton Post	
capital and to	MCH di a alfa a a la la a la a la a		Office, and Clifton Library.	
improve social	Will the site result in a loss		^	
inclusion and to	of a community facility?		A new school will be provided as	
close the gap	lo the cite leasted in an		part of the strategic allocation's	
between the most	Is the site located in or		development.	
deprived areas within the plan	adjoining a deprived area?			
area.				
8. Transport	Is the site accessible by	++	The allocated site is directly	Ensure that any relevant
To make efficient	public transport?	TT	adjacent to the main built up	requirements within Policy 24 of
use of the			area. This includes the Clifton	the Rushcliffe Local Plan Part 1
existing transport	Is the site located in or		South NET Park and Ride.	are carried forward.
infrastructure,	adjoining the main built up		Countries Function Ride.	aro carriod forward.
help reduce the	area and has direct		The allocated site is within a 30	
need to travel by	route(s) from the site to		minute walk of retail areas and	
car, improve	existing businesses and		community facilities in Clifton,	
accessibility to	shopping centres?		including the Highbank	
jobs and services	11 3		Community Centre, Highbank	
for all and to	Is the site within 30		School, Milford Academy	
improve travel	minutes public transport		School, Clifton Post Office, and	
choice and	time of community		Clifton Library.	
accessibility.	facilities, schools, retail			
	centres and employment			
	areas?			

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation		
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	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.		
and encourage nature-based	Is the site for a specific renewable energy?					
solutions to climate change.	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?					

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
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	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. 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. The site is not within or adjoining an SPZ.	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 offsite 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	Will it have an adverse	?	The site is within the SN01	Ensure that any relevant
To protect and	impact on local landscape		Clifton Slopes. The LCA (2006)	requirements within Policy 24 of
enhance the	character?		identifies this area as having	the Rushcliffe Local Plan Part 1
landscape			moderate landscape condition	are carried forward.
character.	Will it conserve, enhance		and strength.	
	or restore the features and			
	characteristics of the		The site is in a prominent	
	landscape in the present		location within this landscape.	
	form?		It's a sloping site with long views	
			to south. South eastern portion	
	Will it create a new		of site never been enclosed –	
	landscape character?		Extensive views from across the	
			A453.	

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.	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?	-	Agricultural land is classified as Grade 2 and Grade 3. Will lead to loss of soils and may not enhance soil quality. As with all sites further development within the allocation will result in increased household and commercial waste The site does not fall within an area safeguarded for mineral extraction.	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	515 based on SHLAA Joint Methodology
employment floorspace	
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	Is the site allocated for	0	The site is not promoted for	The size of the site may offer
Structure and	employment, retail or		employment, retail or mixed use.	limited opportunities to include
Innovation	mixed use?		The site is not promoted for	educational facilities and/or
To provide the			specific employment uses such	employment space for high
physical	Is the site allocated for		as officed based employment.	knowledge sector.
conditions for a	specific employment uses			
modern	e.g. office-based?		The site will not involve the loss	
economic			of employment, retail or mixed	
structure	Will the site involve the		use land.	
including	loss of employment, retail			
infrastructure to	or mixed use land?		The site is not for new	
support the use			educational buildings.	
of new	Is the site for new			
technologies.	educational buildings?		The site is not for mixed live-	
			work units.	
	Is the site allocated for			
	mixed live-work units?			

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

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

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

10. Energy and Will it improve energy	?		Mitigation
Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. Befficiency 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	Is site within the	?	The site is not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the development of the	
	Air Quality Management		site would create a new Air	
	Area?		Quality Management Area.	

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.	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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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. Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.	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. 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 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?	?	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". 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	Will it result in	0	There are no heritage assets	-
Historic	development that is		within or in close proximity to the	
Environment	sympathetic to its		site.	
To protect and	surrounding in terms of			
enhance the	design, layout and scale?		No impact as no heritage assets	
townscape			are likely to be affected.	
character and	Will it result in a loss of or			
enhancing the	harm the significance of			
place through	designated or non-			
good design. To	designated heritage			
conserve	asset(s) or its setting?			
designated and	Will it enhance or better			
non-designated	reveal the significance of			
heritage assets	the heritage asset?			
and their setting	the hemage asset!			
and provide	Will it promote heritage			
better	based tourism or heritage			
opportunities for	led regeneration?			
people to enjoy				
culture and	Will it lead to the adaptive			
heritage.	reuse of a heritage asset?			

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.	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?	-	Broad agricultural land classification maps identify that the land is predominantly Grade 2 agricultural land with some Grade 3 and Grade 4. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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

Factors	Details
SHLAA reference	SHLAA/EL/005
Size	31 ha.
No of dwellings/ estimated	500 based on SHLAA Joint Methodology
employment floorspace	
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	Is the site allocated for	0	No impact as the site is	
Structure and	employment, retail or		proposed solely for housing	
Innovation	mixed use?		development. Assumes all	
To provide the			housing sites make appropriate	
physical	Is the site allocated for		education provision.	
conditions for a	specific employment uses			
modern	e.g. office-based?		The site is not for new	
economic			educational buildings.	
structure	Will the site involve the			
including	loss of employment, retail		The site is not for mixed live-	
infrastructure to	or mixed use land?		work units.	
support the use				
of new	Is the site for new			
technologies.	educational buildings?			
	Is the site allocated for mixed live-work units?			
	mixed live-work units?			

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

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

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	The site is within flood zone 1. A small part of the site is at a low risk of surface water flooding. Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere. The site is not within or adjoining an SPZ.	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. 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?	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?	?	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". 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
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?		Broad agricultural land classification maps identify that the land is a majority Grade 2 agricultural land with parts Grade 3. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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

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

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

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.

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 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 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. 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. 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.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield	+	The northern area is	
Land	site?		predominantly brownfield land.	
To make efficient			The southern area is	
use of previously			predominantly greenfield.	
developed land				
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, including water, food, and materials, now and under future climates?

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.

The LDO focusses on the renewable energy and low carbon technology research and manufacturing industries.

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.

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.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	-	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers but has some	
To minimise the	- 2 (Medium Probability);		extensive areas, primarily on	Ensure surface water
risk of flooding	- 3a (High Probability); or		the south of the A453 that are	management/ mitigation
and to conserve	- 3b (The Functional		at low, medium and high risk of	measures including SuDS
and improve	Floodplain)?		surface water flooding. The	(limiting impermeable surfaces
water quality.			area north of the A453 also	and promoting porous surfaces,
	Will it deteriorate river		has areas at low, medium and	swales and attenuation ponds)
	habitat in-stream and the		high risk of surface water	to address surface water run-off
	riparian zone adjacent		flooding.	are secured within the site.
	floodplain habitats?		-	
			The site is approximately 6km	
	Will the site cause any		from edge of the Zone III -	
	harm to the Source		Total Catchment SPZ in	
	Protection Zone or the		Beeston.	
	water environment?			
			Unknown at this stage if	
	Can surface water run-off		surface water run-off could be	
	be appropriately managed		appropriately managed without	
	without increasing flood		increasing flood risk	
	risk elsewhere?		elsewhere.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	?	The site lies within the East	Ensure development proposals
To protect and	impact on local landscape		Leake Rolling Farmland (DPZ	are supported by appropriate
enhance the	character?		NW02). The overall landscape	landscape character
landscape			strategy of the DPZ is to	assessments and design and
character.	Will it conserve, enhance		'conserve and enhance'. The	access statements specifically
	or restore the features and		landscape condition of the	address landscape impacts.
	characteristics of the		DPZ is moderate and the	
	landscape in the present		landscape strength is strong.	Ensure development retains and
	form?			utilises existing landscape
			The existing power station on	features and incorporates BGI,
	Will it create a new		the northern part of the site	sensitive design and layouts to
	landscape character?		has a significant impact on the	reduce visual intrusion upon the
			local landscape and this could	landscape.
			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	
			thew 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 within the northeast corner of the northern part of the site. Assessment of A453 widening indicated possible Bronze Age,	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.
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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 subgrade 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	Is the site allocated for	0	No impact as the site is not	
To ensure that	housing?		currently allocated or used for	
the housing stock			housing and is proposed solely	
meets the	Will it meet the housing		for employment or mixed-use	
housing needs,	need?		development.	
including gypsies,				
travellers and				
travelling				
showpeople.				

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

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

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

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 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	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	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.
inclusion and to close the gap between the most deprived areas within the plan area.	of a community facility? Is the site located in or adjoining a deprived area?			
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	+	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	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.
•	centres and employment areas?		minutes travel time from Nottingham by bus.	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone: 1 (Low Probability);	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of	Avoid where possible areas of surface water flood risk.
To minimise the risk of flooding and to conserve and improve water quality.	- 2 (Medium Probability);- 3a (High Probability); or- 3b (The Functional Floodplain)?		the northern, eastern and western edges of the site 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,
	Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?		The site is approximately 4km from the edge of the Zone III - Total Catchment SPZ in Beeston.	swales and attenuation ponds) to address surface water run-off are secured within the site.
	Will the site cause any harm to the Source Protection Zone or the water environment?		Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.	
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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

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

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	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	Score	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. Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features	Ensure further archaeological investigation is carried out across the site prior to development. Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.
opportunities for people to enjoy	led regeneration?		designated heritage assets (in particular unrecorded	
			however there are potential opportunities for such harms to be mitigated.	

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.	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 on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV. Allocation / development of the site is also likely to increase commercial waste per head. The site is not within an area safeguarded for minerals.	

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	Is the site allocated for	0	No impact as the site is not	
To ensure that	housing?		currently allocated or used for	
the housing stock	_		housing and is promoted solely	
meets the	Will it meet the housing		for employment (logistics)	
housing needs,	need?		development.	
including gypsies,				
travellers and				
travelling				
showpeople.				

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

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

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?	0	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. 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.	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	Is the site within 400	+	The site is not within 400	Ensure community facilities to
Inclusion	metres walking distance of		metres walking distance of	support the development are
To promote and	community facilities e.g.		community facilities but is	provided.
support the	post office, community		within 30 minutes travel time	
development and	centres, leisure centres,		by bus, bicycle and on foot	
growth of social	libraries, schools etc.?		from the centre of Cotgrave,	
capital and to			which has a range of such	
improve social	Will the site result in a loss		facilities.	
inclusion and to	of a community facility?			
close the gap			Allocation / development of the	
between the most	Is the site located in or		site would not result in the loss	
deprived areas	adjoining a deprived area?		of community facilities.	
within the plan				
area.			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.	

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

Climate Change To minimise historic buildings? development is dependent upon opportunities for either renewable energy provision or of climate charge.	opment provides
and to develop low carbon energy resources and encourage nature-based solutions to climate change. 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 include provision of renewable energy efficiency measures or nature-based solutions energy efficiency measures or nature-based solutions Is the site for a specific renewable energy? Is the site for the development of community energy systems?	inge, including the uDS and priority help to sequester de shaded areas imperatures); ctive travel rather ar use; utilises in that optimizes ading and the uses ergy technologies e safe operation of

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	-	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers but parts of	
To minimise the	- 2 (Medium Probability);		the northern edges of the site	Ensure surface water
risk of flooding	- 3a (High Probability); or		that are at high risk of surface	management/ mitigation
and to conserve	- 3b (The Functional		water flooding with areas	measures including SuDS
and improve	Floodplain)?		across the northern half of the	(limiting impermeable surfaces
water quality.			site at low to medium risk of	and promoting porous surfaces,
	Will it deteriorate river		surface water flooding.	swales and attenuation ponds)
	habitat in-stream and the		•	to address surface water run-off
	riparian zone adjacent		The site is approximately 6-	are secured within the site.
	floodplain habitats?		7km from edge of the Zone III -	
	·		Total Catchment SPZ in Holme	
	Will the site cause any		Pierrepont.	
	harm to the Source		·	
	Protection Zone or the		Unknown at this stage if	
	water environment?		surface water run-off could be	
			appropriately managed without	
	Can surface water run-off		increasing flood risk	
	be appropriately managed		elsewhere.	
	without increasing flood			
	risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity		Unknown at this stage if	Ensure new development
Environment,	net gain requirements?		development of the site would	provides new multifunctional
Biodiversity and			meet net gain requirements.	BGI within the site and
Blue-Green	Will it result in a loss of all			enhances existing woodland
Infrastructure	or part of or impact on a		The Cotgrave Forest LWS	and grassland habitats in line
To increase	designated site of nature		adjoins the sites western	with the objectives for the
biodiversity levels	conservation interest?		boundary and Borders Wood	Cotgrave Forest Biodiversity
and protect and			LWS is situated to the east	Opportunity Area.
enhance blue-	Is the site adjacent to a		(albeit on the opposite side of	
green	designated site of nature		the A46).	
infrastructure and	conservation interest?			
the natural			The allocation / development	
environment.	Will it involve the loss of		of the site would result in the	
	existing habitats or trees/		loss of existing habitats,	
	hedgerows/woodland or		hedgerows and trees within the	
	loss of connectivity?		site.	
	Will the site include the		The site is of sufficient sine	
	provision of on-site or off-		The site is of sufficient size	
	site open space?		that there are potential	
	one open opage.		opportunities to provide new	
	Will the site involve the		areas of open space and BGI within the site and enhance	
	loss of existing open			
	space?		existing woodland and	
			grassland habitats within the Cotgrave Forest Biodiversity	
	Will the site improve the		Opportunity Area (see	
	underused or undervalued		appendix D of the Local Plan	
	open space?		Part 2).	
	' '		rail 4).	

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 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. 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?	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.	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 site is classified as Grade 3 agricultural land but of unknown sub-grade. Development would likely increase household/ commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the subgrade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

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.	3

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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?	Score +	Commentary 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), 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. The site is not within an area of deprivation although parts of Cotgrave village are within the	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.
			40% or more most deprived neighbourhoods in the country.	

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

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

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

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

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 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. 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.

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	0	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers and is largely	
To minimise the	- 2 (Medium Probability);		at very low risk of surface	Ensure surface water
risk of flooding	- 3a (High Probability); or		water flooding with the	management/ mitigation
and to conserve	- 3b (The Functional		exception of two small parts at	measures including SuDS
and improve	Floodplain)?		the western edge and	(limiting impermeable surfaces
water quality.			southeast corner of the site	and promoting porous surfaces,
	Will it deteriorate river		that is at low risk (between	swales and attenuation ponds)
	habitat in-stream and the		0.1% and 1% each year) of	to address surface water run-off
	riparian zone adjacent		surface water flooding.	are secured within the site.
	floodplain habitats?			
			The site is approximately 6-	
	Will the site cause any		6.5km from edge of the Zone	
	harm to the Source		III - Total Catchment SPZ in	
	Protection Zone or the		Holme Pierrepont.	
	water environment?			
			Given the very low and low risk	
	Can surface water run-off		areas outlined above it is	
	be appropriately managed		considered that surface water	
	without increasing flood		run off could be appropriately	
	risk elsewhere?		managed without increasing	
			risk elsewhere.	

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 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.

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 cri	teria questions Sco	re Commentary	Mitigation
To protect and enhance the landscape character. Will it has impact of character will it constructed by the construction of th	ave an adverse on local landscape	The site is within the Cotgrav Wooded Clay Wolds (DPZ NW04). The overall landscap strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate. As with any development on 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.	e 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	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	Score 0	Commentary 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.
better opportunities for people to enjoy	based tourism or heritage led regeneration?			
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			

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.	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 site is classified as Grade 3 agricultural land but of unknown sub-grade. Development would likely increase household/ commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the subgrade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

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
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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?	Score +	Commentary 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.	Mitigation Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.
			deprivation.	

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

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

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?	+	There are health facilities at Cotgrave and Cropwell Bishop. 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. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	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	Is the site within 400	-	The site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilties.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most				
deprived areas	adjoining a deprived area?			
within the plan				
area.				

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 does it have direct routes to existing businesses and shopping centres. 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. Nottingham city centre is 40 minutes and West Bridgford is 30 minutes using the same bus service.	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	Is the site a brownfield		Site is on greenfield land.	
Land	site?			
To make efficient				
use of previously				
developed land				
or 'brownfield'				
land and				
recognise				
biodiversity value				
where				
appropriate.				

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

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.	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 riparian zone adjacent	-	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.	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) to address surface water run-off are secured within the site.
	floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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	Will it have an adverse	-	The site lies within the	Ensure development proposals
To protect and	impact on local landscape		Aslockton Village Farmlands	are supported by appropriate
enhance the	character?		DPZ (SN06). The overall	landscape character
landscape			landscape strategy for the DPZ	assessments and design and
character.	Will it conserve, enhance		is to 'conserve and enhance'.	access statements specifically
	or restore the features and		The landscape condition is	address landscape impacts.
	characteristics of the		moderate and the character	
	landscape in the present		strength is strong.	Ensure development retains and
	form?			utilises existing landscape
			As with any development on a	features and incorporates BGI,
	Will it create a new		greenfield site, there is the	sensitive design and layouts to
	landscape character?		potential for it to have some	reduce visual intrusion upon the
			impact on local landscape	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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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?	Score	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 nondesignated heritage asset. Will not enhance or better reveal the significance of the Grantham Canal. Will not promote heritage based tourism.	Mitigation 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.	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 site is identified as grade 3 agricultural land. Uncertain as to whether the land is BMV agricultural land as not sure if grade 3a or grade 3b. Unknown whether development would reduce household and commercial waste per head. Land is identified as being in an area of Gypsum deposits. Development has the potential to sterilise mineral reserves.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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

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

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, playing fields, allotments,	0	There are health facilities at Bingham and East Bridgford. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	Witigation
6. Community Safety To improve community safety, reduce	watercourses? 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
crime and the fear of crime.			Totalog to site anotation	

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

Site criteria questions	Score	Commentary	Mitigation
ls the site accessible by	-	The site is not located within or	Ensure development increases
public transport?		adjoining the main built up	connectivity to the site by non-
		area, nor has direct routes	car modes of travel and
ls the site located in or		from the site to existing	improves networks for active
adjoining the main built up		businesses and shopping	travel by bicycle.
		centres,	
` '			
<u> </u>			
shopping centres?			
•			
-			
areas?		from vvest Briagfora.	
		Disabous is a 20 minute well.	
		•	
lo the cite o broughtield			
		The site is not brownied	
site :			
The series of th	s the site accessible by bublic transport? s the site located in or	s the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct oute(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport ime of community acilities, 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 public transport ime of community acilities, schools, retail centres and employment areas? 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. 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	?	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	Is site within the	?	The site is not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

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.	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 riparian zone adjacent floodplain habitats?	-	The site is not at risk of flooding by rivers and streams. Parts of the site are at low risk of surface water flooding.	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) to address surface water run-off are secured within the site.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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	Will it have an adverse	_	The site lies within the East	Ensure development proposals
To protect and	impact on local landscape		Bridgford Escarpment	are supported by appropriate
enhance the	character?		Farmlands DPZ (SN05). The	landscape character
landscape			overall landscape strategy for	assessments and design and
character.	Will it conserve, enhance		the DPZ is to 'enhance'. The	access statements specifically
	or restore the features and		landscape condition is	address landscape impacts.
	characteristics of the		moderate and the character	
	landscape in the present		strength is moderate.	Ensure development retains and
	form?		, and the second	utilises existing landscape
			As with any development on a	features and incorporates BGI,
	Will it create a new		greenfield site, there is the	sensitive design and layouts to
	landscape character?		potential for it to have some	reduce visual intrusion upon the
	·		impact on local landscape	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.	

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

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.	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 site is identified as grade 2 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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

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

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, playing fields, allotments,	0	There are health facilities at Bingham. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	Witigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	watercourses? 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	Is the site within 400	-	The site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilities.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	-	The site is not located within or	Ensure development increases
To make efficient	public transport?		adjoining the main built up	connectivity to the site by non-
use of the			area, nor has direct routes	car modes of travel and
existing transport	Is the site located in or		from the site to existing	improves networks for active
infrastructure,	adjoining the main built up		businesses and shopping	travel by bicycle.
help reduce the	area and has direct		centres,	
need to travel by	route(s) from the site to			
car, improve	existing businesses and		Infrequent bus service	
accessibility to	shopping centres?		connecting Whatton to	
jobs and services			Bingham and surrounding	
for all and to	Is the site within 30		villages that runs Monday-	
improve travel	minutes public transport		Saturday daytime only	
choice and	time of community		to some of the aforementioned	
accessibility.	facilities, schools, retail		facilities.	
	centres and employment			
	areas?			

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

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

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.	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 riparian zone adjacent floodplain habitats?	-	The site is not at risk of flooding from rivers and streams. Parts of the site are at low- high risk of surface waterflooding.	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) to address surface water run-off are secured within the site.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

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

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.	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 site is identified as grade 2 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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	Is the site allocated for	0	No impact as the site is not	
To ensure that	housing?		currently allocated or used for	
the housing stock	_		housing and is proposed solely	
meets the	Will it meet the housing		for employment development.	
housing needs,	need?			
including gypsies,				
travellers and				
travelling				
showpeople.				

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

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

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?	0	There are health facilities in West Bridgford. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	Willigation
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	Is the site within 400	-	The site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilities.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most				
deprived areas	adjoining a deprived area?			
within the plan				
area.				

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

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

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

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.	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 riparian zone adjacent	-	The site is not at risk of flooding from rivers and streams. Parts of the site are at low- high risk of surface waterflooding.	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) to address surface water run-off are secured within the site.
	floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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?	Score	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.
	Will the site improve the underused or undervalued open space?			

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.	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 site is identified as grade 2/3 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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		(approximately 3,500-4,000	
	job opportunities in areas		assuming 50% reduction due	
	of deprivation?		to displacement and leakage),	
			that could include opportunities	
			for unemployed people.	
			The site is not within an area of deprivation.	
3. Economic	Is the site allocated for	++	The site is not allocated and	The size of this site and
Structure and	employment, retail or		does not adjoint the built-up	locations offers opportunities to
Innovation	mixed use?		area or key settlement.	include educational facilities (if
To provide the			-	required) and/or employment
physical	Is the site allocated for		The site is an existing single	space for high knowledge
conditions for a	specific employment uses		employment site that is greater	sector.
modern	e.g. office-based?		than 5ha and could provide a	
economic			strategic level of employment	
structure	Will the site involve the		along with the potential to	
including	loss of employment, retail		provide opportunities for	
infrastructure to	or mixed use land?		training and high knowledge	
support the use			sectors. The LDO focusses on	
of new	Is the site for new		renewable energy and low	
technologies.	educational buildings?		carbon technologies and	
	la tha aite alleantad for		includes training facilities.	
	Is the site allocated for			
4 Shanning	mixed live-work units? Is the site allocated for		No impact on the vitality and	Consider limiting the number
4. Shopping Centres	town centre uses or mixed	+		Consider limiting the number and type of town centre uses
Increase the	use in the shopping		viability of the existing centre.	within the site, with retail
vitality and	centre?		The site is however within a	floorspace limited to no more
viability of	Certife :		30-minute travel time by public	than 280 sgm (net) per unit.
viability of			transport, walking and cycling	man 200 sqm (net) per unit.
			i transport, walking and cycling	

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

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.	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?	OCOIC	comprises a spur line of the neighbouring mainline railway. 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. 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,	improves networks for active travel by bicycle.
			retail centres and employment areas.	
9. Brownfield Land To make efficient use of previously developed land	Is the site a brownfield site?	+	The northern area is predominantly brownfield land. The southern area is predominantly greenfield.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	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?		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.	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 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. 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	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.

		thew site unlikely to conserve	
		or enhance the landscape in its present form.	
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	/ill it result in evelopment that is ympathetic to its urrounding in terms of esign, layout and scale? /ill it result in a loss of or arm the significance of esignated or non-esignated heritage sset(s) or its setting? /ill it enhance or better eveal the significance of the heritage asset? /ill it promote heritage asset tourism or heritage and regeneration? /ill it lead to the adaptive euse 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
			within the northeast corner of the northern part of the site.	
			the northern part of the site.	
			Assessment of A453 widening	
			indicated possible Bronze Age, Medieval, Roman, and Iron	
			Age archaeological remains in	
			the vicinity of this corridor.	
16. Natural	Is the site on high grade		The majority of the site is	
Resources and Waste	agricultural land: Grade 1 (excellent)		classified as non-agricultural land, with four parcels of land	
Management	- Grade 2 (very good)		(two on the northern and two	
To prudently	- Grade 3a (good)		on the southern) being sub-	
manage the	- Grade 3b (moderate)		grade 3b and one small parcel	
natural resources of the area	- Grade 4 (poor) - Grade 5 (very poor)?		on the southern side being sub-grade 3a.	
including soils,	- Grade 3 (very poor):		Sub-grade Sa.	
safeguarding	Will it lead to a loss of best		Allocation / development of the	
minerals and	and most versatile (BMV)		site is likely to increase	
waste.	agricultural land (agricultural soil grades 1,		commercial waste per head.	
	2 and 3a)?		The southern part of the site	
	,		lies within an area safeguarded	
	Will the site reduce		for Gypsum.	
	household and commercial			
	waste per head?			
	Will it sterilise mineral			
	reserves which can be			
	viably extracted?			

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	Is the site within 400	0	The site is not within 400	Ensure community facilities to
Inclusion	metres walking distance of		metres of community facilities	support the development are
To promote and	community facilities e.g.		but would not result in the loss	provided.
support the	post office, community		of such facilities.	
development and	centres, leisure centres,			
growth of social	libraries, schools etc.?		The site is not in or adjoining	
capital and to			an area of deprivation.	
improve social	Will the site result in a loss			
inclusion and to	of a community facility?			
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	+	The site is between 400 and	Ensure development increases
To make efficient	public transport?		800 metres walking distance	connectivity to the site by non-
use of the			from the existing bus stop at	car modes of travel and
existing transport	Is the site located in or		the junction of Nottingham	improves networks for active
infrastructure,	adjoining the main built up		Road/Barton Lane that	travel by bicycle.
help reduce the	area and has direct		provides a regular service (2-3	
need to travel by	route(s) from the site to		times per hour) to Nottingham/	
car, improve	existing businesses and		Loughborough.	
accessibility to	shopping centres?			
jobs and services			The site does not presently	
for all and to	Is the site within 30		adjoin the main built-up area of	
improve travel	minutes public transport		Clifton.	
choice and	time of community		TI 10 - 10 - 10 - 10 - 10 - 10 - 10	
accessibility.	facilities, schools, retail		The site is approximately 45	
	centres and employment		minutes travel time from	
	areas?		Nottingham by bus.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	riparian zone adjacent floodplain habitats?		Total Catchment SPZ in Beeston.	to address surface water run-off are secured within the site.
	Will the site cause any harm to the Source Protection Zone or the water environment?		Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.	
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-	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	-	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	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.
green infrastructure and the natural environment.	designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?		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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space?		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).	
	Will the site improve the underused or undervalued open space?			
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 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. 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.
15. Built and	Will it result in	-	The Scheduled Monument at	Ensure further archaeological
Historic	development that is		Glebe Farm is located a short	investigation is carried out
Environment	sympathetic to its		distance to the southwest of	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and	surrounding in terms of		the site and is of National	across the site prior to
enhance the	design, layout and scale?		importance. The extent of	development.
townscape	MCH26 and IG2 and Language		archaeological remains	
character and	Will it result in a loss of or		associated with the site could	Ensure the setting of Thrumpton
enhancing the	harm the significance of		potentially extend into the site.	Conservation Area and its listed
place through_	designated or non-		Thrumpton Conservation Area	buildings are preserved.
good design. To	designated heritage		and various listed buildings	
conserve	asset(s) or its setting?		within that village are located	
designated and	Will it enhance or better		just over 1 km to the west of	
non-designated	reveal the significance of		the site.	
heritage assets and their setting	the heritage asset?		Allocation/development of the	
and provide			site could potentially harm the	
better	Will it promote heritage		setting and significance of	
opportunities for	based tourism or heritage		designated heritage assets (in	
people to enjoy	led regeneration?		particular unrecorded	
culture and	Will it lead to the adaptive		archaeological features	
heritage.	reuse of a heritage asset?		associated to the nearby	
	Todoo or a morning		Scheduled Monument)	
			however there are potential	
			opportunities for such harms to	
			be mitigated.	
16. Natural	Is the site on high grade		The majority of the site is on	
Resources and	agricultural land:-		very good agricultural land	
Waste	- Grade 1 (excellent)		(Grade 2) and the allocation /	
Management	- Grade 2 (very good)		development on the site would	
To prudently	- Grade 3a (good)		result in the loss of BMV.	
manage the	- Grade 3b (moderate)			
natural resources	- Grade 4 (poor)		Allocation / development of the	
of the area	- Grade 5 (very poor)?		site is also likely to increase	
including soils,			commercial waste per head.	

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