

Greater Nottingham Strategic Plan



Key Settlements Review September 2024

Greater Nottingham
Planning Partnership



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1 Introduction

1.1 Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils have prepared the Greater Nottingham Strategic Plan. This will replace the Core Strategies adopted in 2014.

1.2 The Aligned Core Strategies, adopted by Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council, identifies a settlement hierarchy to accommodate growth consisting of:

- a) the main built up area of Nottingham;
- b) adjacent to the Sub Regional Centre of Hucknall; and
- c) Key Settlements identified for growth.
- d) In other settlements, development is for local needs only.

1.3 The Rushcliffe Core Strategy also identifies a settlement hierarchy:

- a) the main built up area of Nottingham; and
- b) Key Settlements identified for growth.

In other settlements, with the exception of Newton and the redevelopment of the former RAF Newton, development is for local needs only.

1.4 The Key Settlements identified for growth in the Aligned Core Strategy are:

Broxtowe

- Awsworth;
- Brinsley;
- Eastwood (including parts of Giltbrook and Newthorpe); and
- Kimberley (including parts of Nuthall and Watnall).

Gedling

- Bestwood Village;
- Calverton; and
- Ravenshead.

Rushcliffe

- Bingham;
- Cotgrave;
- East Leake;
- Keyworth;

- Radcliffe-on-Trent; and
- Ruddington.

1.5 There are no Key Settlements within the Nottingham City Council area.

1.6 This paper reviews the list of Key Settlements. This includes consideration of whether any other settlements should be listed as Key Settlements through assessing their role and function. The following settlements have been reviewed. The list of settlements is based on those which formed part of the [Greater Nottingham Growth Options Study](#) (AECOM, July 2020):

Borough	Settlement	Status in Core Strategies
Broxtowe	Awsworth	Key Settlement
	Brinsley	Key Settlement
	Eastwood (including Newthorpe, Beauvale and Giltbrook)	Key Settlement
	Kimberley (including Nuthall and Watnall)	Key Settlement
	Trowell	Other Settlement
Gedling	Bestwood Village	Key Settlement
	Burton Joyce	Other Settlement
	Calverton	Key Settlement
	Lambley	Other Settlement
	Newstead	Other Settlement
	Ravenshead	Key Settlement
	Woodborough	Other Settlement
Rushcliffe	Aslockton	Other Settlement
	Bingham	Key Settlement
	Cotgrave	Key Settlement
	Cropwell Bishop	Other Settlement
	East Bridgford	Other Settlement
	East Leake	Key Settlement
	Gotham	Other Settlement
	Keyworth	Key Settlement
	Radcliffe-on-Trent	Key Settlement
	Ruddington	Key Settlement
	Sutton Bonington	Other Settlement
	Tollerton	Other Settlement

- 1.7 The review will primarily use data from the [Growth Options Study](#) which carried out an assessment of the sustainability of existing settlements, in terms of accessibility to services and facilities alongside size, population and character. This assessment will be supplemented by additional data including consideration of facilities which help to form a compact and connected neighbourhood which are within a 20-minute round trip and job and regeneration data.
- 1.8 The paper concludes by recommending the following settlements should be identified as 'Key Settlements' within the Greater Nottingham Strategic Plan.
- **Broxtowe:** Awsworth, Eastwood (including Newthorpe, Beauvale and Giltbrook), Kimberley (including Nuthall and Watnall).
 - **Gedling:** Bestwood Village, Calverton, Ravenshead
 - **Rushcliffe:** Bingham, Cotgrave, East Leake, Keyworth, Radcliffe-on-Trent, Ruddington
- 1.9 The assessments are contained in Appendix A.

2 Greater Nottingham Growth Options Study

- 2.1 AECOM were commissioned to undertake the [Greater Nottingham Growth Options Study](#) to show where development could take place which meets a range of economic, social, transport and other objectives.
- 2.2 The study used a two staged approach, with stage 1 assessing broad areas of search and the suitability of existing settlements to accommodate strategic growth in terms of their position within the settlement hierarchy and the extent to which they can provide sustainable access to services. The second stage assesses the areas of growth in more detail against a range of factors.
- 2.3 The analysis of the settlements included a review of the following criteria:
- Size;
 - Population;
 - Existing position in the Local Plan settlement hierarchy;
 - Level of services and facilities (social infrastructure, employment, retail, open spaces/play/pitches etc.);
 - Settlement character;
 - Changes that may warrant the reconsideration of their 'sustainability' since 2010 e.g. new developments post-2010, transport improvements etc. This was undertaken through updating accessibility assessments of each settlement. 2010 was the date when the assessments were last assessed as part of the Greater Nottingham Sustainable Locations for Growth (2010).

Accessible settlements

- 2.4 AECOM assessed existing settlements for accessibility by walking, cycling and public transport to a wide range of specific facilities including:
- Nursery schools;
 - Primary schools;
 - Secondary schools;
 - Further education;
 - Libraries;
 - Leisure;
 - Greenspace;
 - Public transport interchange;
 - Hospitals;
 - GP surgeries;
 - Dentists;

- Opticians;
- Retail centres;
- Superstores;
- Convenience stores;
- Pharmacies;
- Post offices;
- Banks; and
- Employment.

2.5 The categories then had weightings applied to them to reflect how desirable it is for a population to be located within a certain distance / time of the destination. The weightings also reflected the frequency with which the service would be used. The methodology employed has resulted in access to GP's being weighted as most important, followed by access to primary schools, secondary schools and employment opportunities.

2.6 The relative weighting has a significant influence on the scoring assessment, for example a relatively small settlement with good access to a public transport interchange can achieve a high accessibility score notwithstanding it may offer relatively few services within walking and cycling distance. It also provides a detailed assessment of accessibility to a wide range of services, not all of which are consumed by people on a daily basis such as hospital services.

2.7 Further details of the methodology, including limitations of the analysis, and a list of the results are set out in the Growth Options Study (Table 4). The accessibility scores were then classified into the following categories for accessibility based on the ranking of the assessed settlements:

- High;
- Medium-High;
- Medium;
- Medium-Low; and
- Low accessibility.

Borough	Settlement	Accessibility Classification
Broxtowe	Awsworth	Medium – High
	Brinsley	Medium
	Eastwood (including Newthorpe, Beauvale and Giltbrook)	Medium - High
	Kimberley (including Nuthall and Watnall)	High
	Trowell	High
Gedling	Bestwood Village	Medium
	Burton Joyce	Medium
	Calverton	Medium - High
	Lambley	Low

Borough	Settlement	Accessibility Classification
	Newstead	Medium - Low
	Ravenshead	Low
	Woodborough	Medium - Low
Rushcliffe	Aslockton	Medium - Low
	Bingham	Medium - High
	Cotgrave	Medium - High
	Cropwell Bishop	Low
	East Bridgford	Medium - Low
	East Leake	Medium
	Gotham	Medium
	Keyworth	Medium - High
	Radcliffe-on-Trent	Medium - High
	Ruddington	High
	Sutton Bonington	Medium - Low
	Tollerton	Medium

- 2.8 The Growth Options Study concluded that, in respect of accessibility, larger settlements or settlements adjoining the main built-up area generally have higher accessibility scores than the more remote villages.
- 2.9 In respect of Trowell, the study concluded a high accessibility classification due to the geographical proximity to the reopened Ilkeston rail station. However, it should be noted that it is a 30-minute bus connection to access the station from Trowell.
- 2.10 In respect of Ravenshead, the study concluded a low accessibility classification despite the area being in relatively close proximity to Mansfield and Kirkby in Ashfield and bounded by a network of local roads including the A60, providing a direct route into Nottingham City Centre and Mansfield with regular bus services provided along the B6020 Main Road, Longdale Lane and A60. However, it was considered that the lack of rail and tram connectivity results in reduced choice for access to public transport giving rise to potentially unsustainable modes of travel.
- 2.11 It should be noted that the quality of the facilities was not considered as part of this analysis.

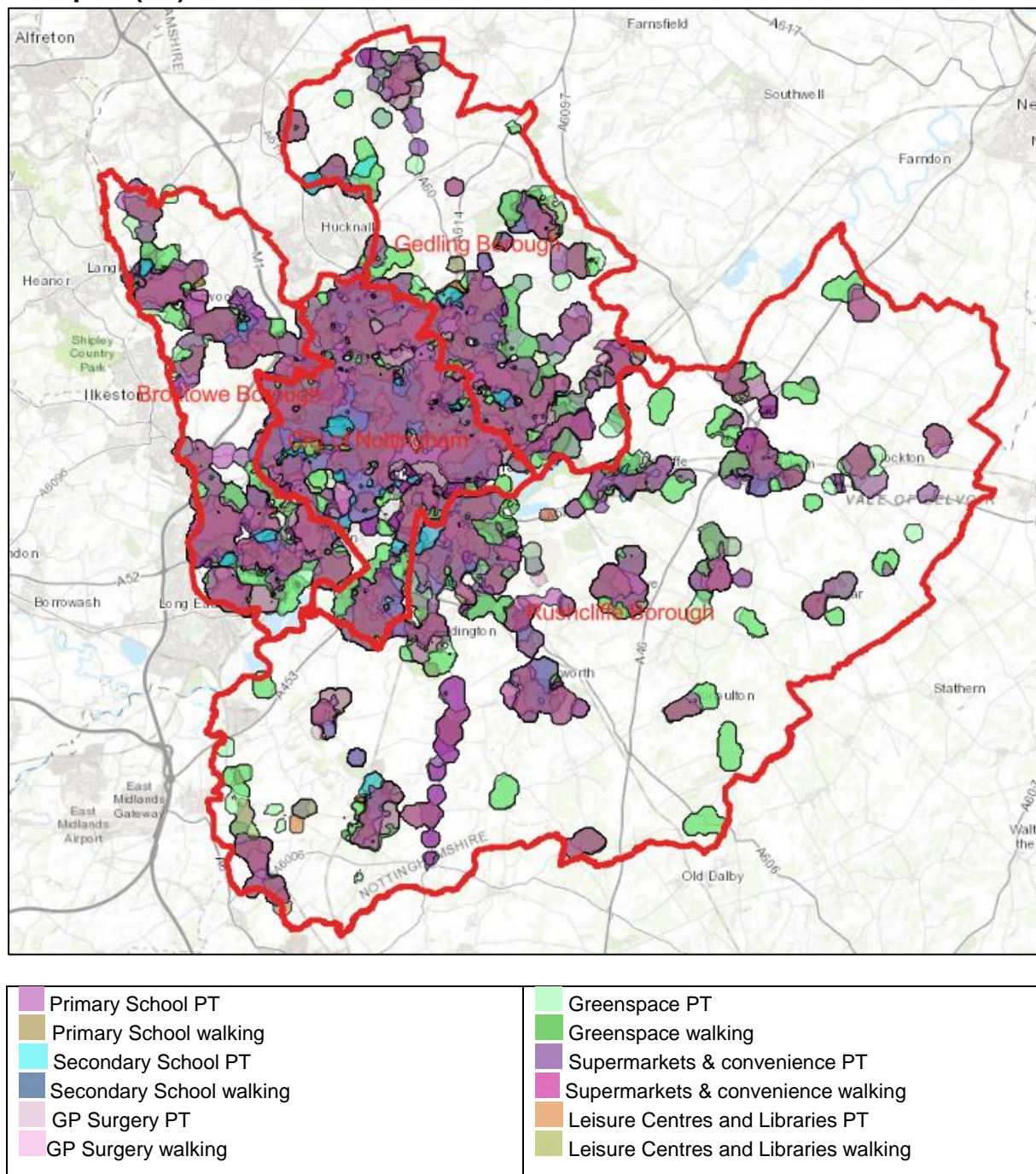
3 Additional Assessment Criteria

- 3.1 The responses received through the consultation on the Growth Options and Preferred Approach stages of the Greater Nottingham Strategic Plan, demonstrate the importance that local communities place on facilities in closest proximity to their homes. A number of residents commented on key infrastructure that was required including health care, education facilities, cycle ways, green and open space, internet connectivity and upgrading road networks. Some respondents specifically mentioned the 20-minute neighbourhood concept with a variety of uses in order to reduce the need to travel. Responses also argued that there were other settlements which should be considered as Key Settlements which have been considered as part of this analysis.
- 3.2 To supplement the accessibility analysis provided in the Growth Options Study and to cover the key points raised through the previous consultations, a further exercise has been undertaken to consider accessibility to a wide range of services at each settlement.

Access to key facilities and services:

- 3.3 The Councils have undertaken an assessment based on access to facilities and services within 10 minutes by either walking or by public transport (allowing for a 20-minute round trip). The following facilities have been analysed:
- Primary school;
 - Secondary school;
 - GP surgery;
 - Greenspace;
 - Supermarkets and Convenience stores; and
 - Leisure Centres and Libraries.
- 3.4 The analysis indicates that, settlements within close proximity to the main built up area of Nottingham, have good access to key facilities. Rural areas, particularly the south of Rushcliffe and parts of Broxtowe and Gedling, have poorer access to key facilities.

Figure 1: Facilities accessible within 10 minutes by either walking or public transport (PT):



3.5 This analysis largely aligns with the Growth Options Study. Settlements such as Eastwood and Calverton, whilst further from the main built up area, also have good levels of accessible facilities and services. It also shows that Ravenshead has good access to a number of key facilities by either walking or public transport.

Figure 2: Facilities accessible within 10 minutes by walking:

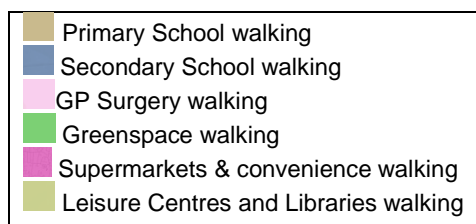
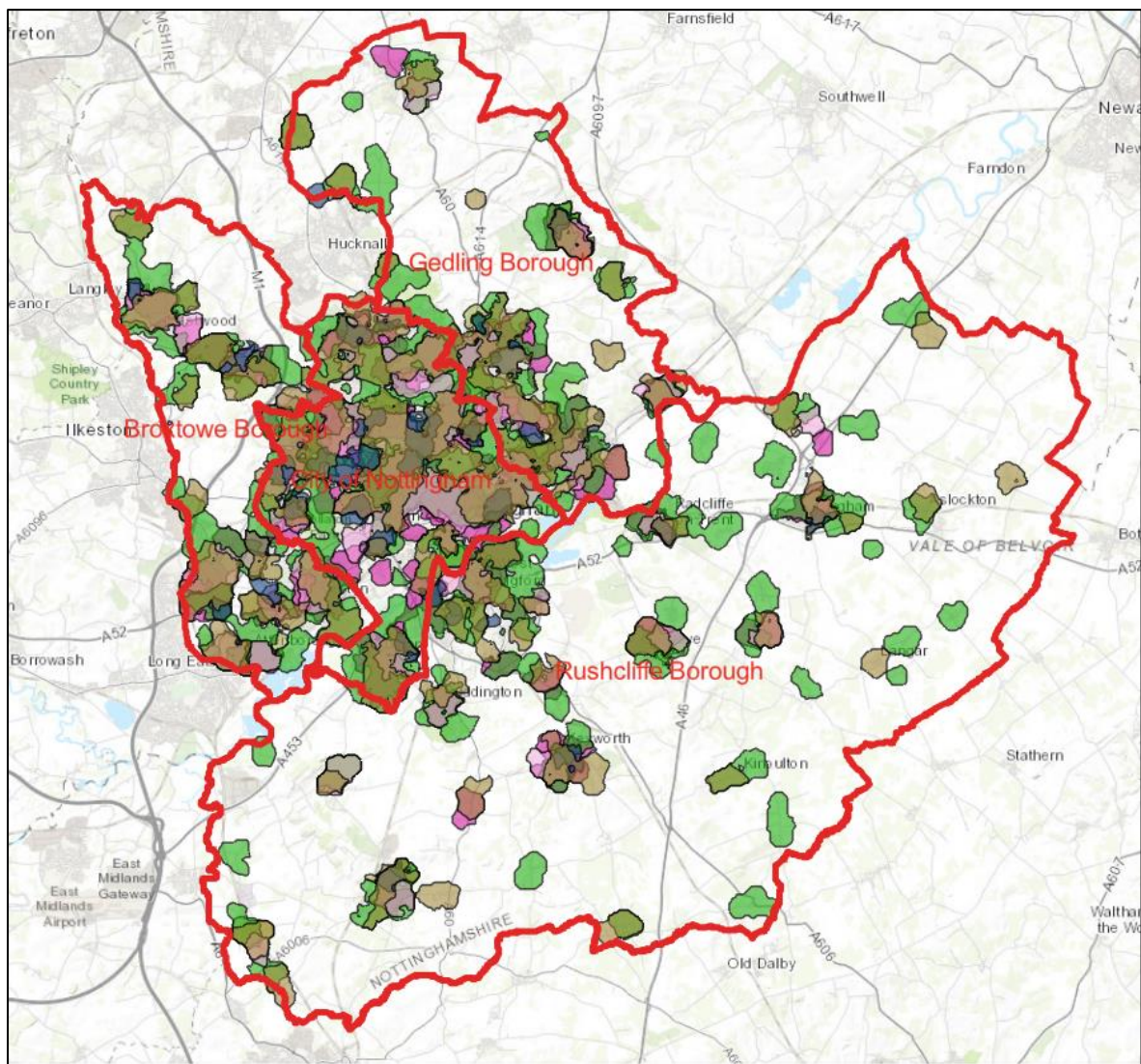
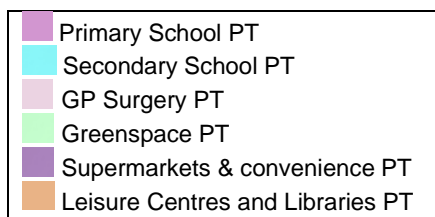
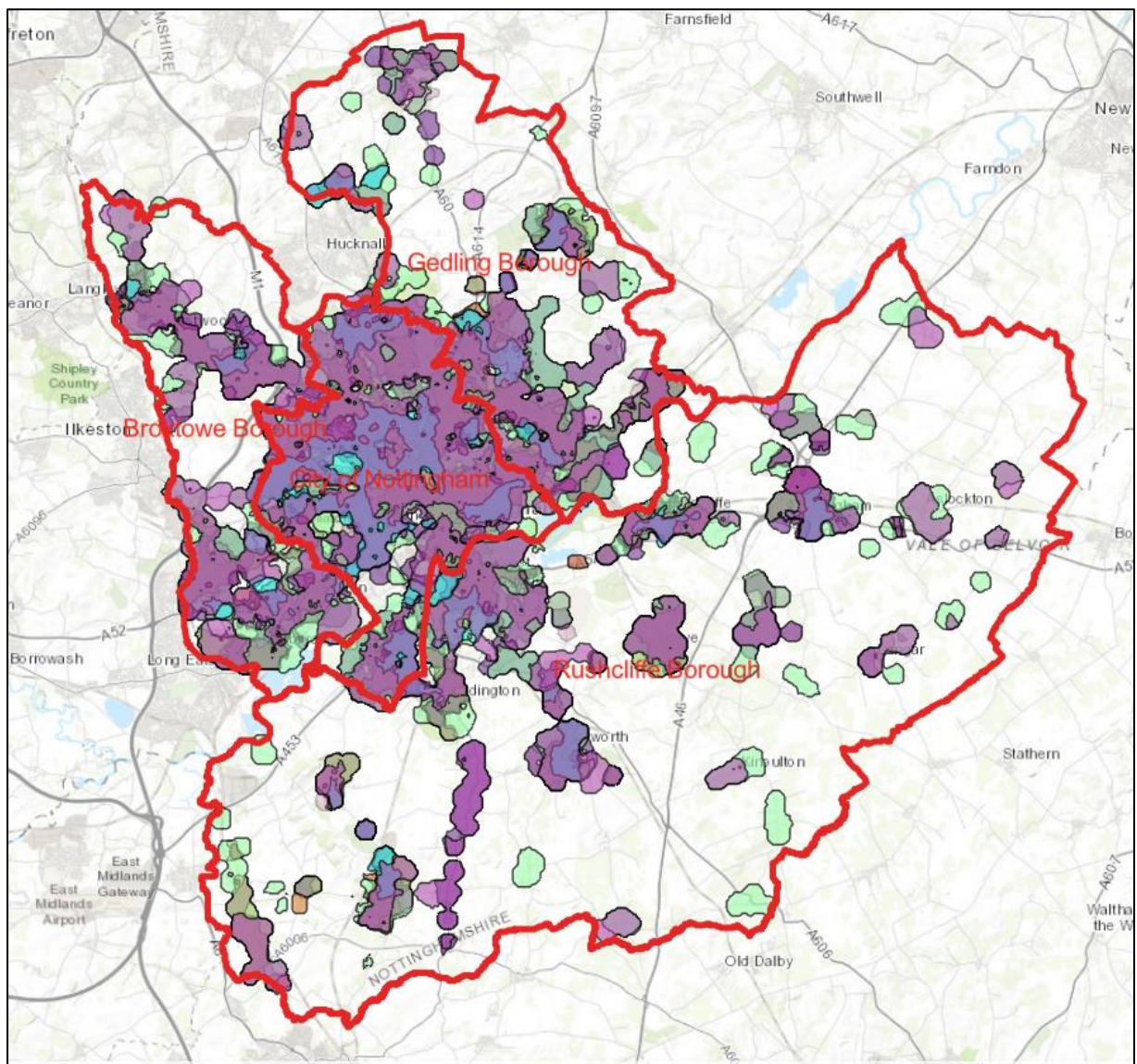


Figure 3: Facilities accessible within 10 minutes by public transport (PT):



3.6 Detailed analysis, which includes identifying key facilities and services within each settlement, is included within Appendix A. This includes consideration of which facilities can be accessed by cycling, in addition to walking and public transport.

Jobs and regeneration

- 3.7 Sustainable settlements should also offer local employment opportunities. The [Employment Land Study](#) obtained data from the ONS Business Register and mapped it geographically. Whilst highlighting the importance of the main urban areas as locations for the main business clusters, it also shows smaller business clusters are present in settlements such as Bingham, Burton Joyce, Calverton, Cotgrave, Eastwood, East Leake, Keyworth, Kimberley, Radcliffe-on-Trent, Ruddington and Ravenshead.
- 3.8 The percentage of jobs as a proportion of total employment within the local authority has also been analysed. The analysis again shows the dominance of the urban areas although few wards urban or rural have a percentage greater than 10% of the local authority total. The findings indicate that Ruddington for example, has just over 10% of the total jobs whilst Bingham (East and West wards) contribute around 7% and Calverton over 5% representing significant levels of local employment. On this basis it is considered that a ward with over 10% of jobs should be considered a high employment location 5-10% medium and below 5% low.
- 3.9 In addition to local job opportunities in and around the settlements outside of urban areas there has also been a trend towards more home working with people often working a hybrid week partly from home and partly based in the place of work. It is highly likely that the trend of more working from home will continue leading to fewer journeys to work and potentially greater reliance on local services and facilities.
- 3.10 Settlements that have in the past been identified as in need of regeneration and promoted for growth have been examined in terms of whether there has been any relative improvement in levels of deprivation through comparison of the Government's published Index of Multiple Deprivation (IMD) results for 2015 and 2019 and the extent to which there is potential for regeneration as identified in the AECOM study.
- 3.11 The findings of this analysis are included in Appendix A.

4 Conclusions

- 4.1 This assessment has examined the role and function of identified settlements across the Plan area against a range of criteria to ascertain whether they fulfil a role as a Key Settlement or perform a more limited or local role and be classed as a village (other settlement).
- 4.2 The individual assessments for identified settlements for each Council are set out in Appendix A. The assessment concludes that the following settlements should be identified as Key Settlements:

Broxtowe Borough:

Settlement	Justification
Awsworth	Existing Key Settlement. Whilst relatively small, it has good levels of accessibility. Potential for further employment development at Former Bennerley Disposal Point. Existing housing allocation within the settlement.
Eastwood	Large sized settlement with over 18,000 residents (based on main built up area of Eastwood which includes Giltbrook, Newthorpe and Greasley). Existing Key Settlement. Medium-High levels of accessibility. Potential for regeneration. High levels of jobs (as percentage of jobs in Council area). Existing housing allocations within the settlement.
Kimberley	Medium sized settlement with over 11,000 residents (based on main built up area which includes Nuthall and Watnall). Existing Key Settlement. High levels of accessibility. Potential for regeneration. Existing housing allocations within the settlement.

- 4.3 The following summarises the key reasons why settlements are not considered Key Settlements:

- Brinsley is a small settlement and only has a 'medium' accessibility score and relies predominantly on other settlements for access to facilities and services. It is therefore considered that the status of the settlement should be changed to 'Other Settlement'.
- Trowell is a small settlement and also relies predominantly on other settlements for access to facilities and services. Whilst it has a 'high' accessibility score, this is due to the geographical proximity to Ilkeston railway station. However, it takes 30 minutes by public transport to access the station.

Gedling Borough:

Settlement	Justification
Bestwood Village	Existing Key Settlement. Medium accessibility to a range of services across settlements. In need of further regeneration. Some employment in the settlement, though limited.
Calverton	Existing Key Settlement. Medium sized settlement with over 7000 residents. Medium-high level accessibility to a range of services. High levels of deprivation particularly in the northwest. Potential for regeneration.
Ravenshead	Existing Key Settlement. Medium sized settlement with approximately 6000 residents. Low accessibility to services. Potential for regeneration. Employment areas within a reasonable distance although without a choice of sustainable transport links.

4.4 The following summarises the key reasons why settlements are not considered Key Settlements:

- Burton Joyce, despite having medium-high level of accessibility to a range of services, is not considered a Key Settlement due to the restricted opportunities for growth due to local topography and flood risk constraints. In addition, it is considered that there are limited opportunities for regeneration with low levels of deprivation.
- Lambley is a small village with 1200 residents with a low level of accessibility to services and limited regeneration opportunities with a large proportion of the village designated as a Conservation Area.
- Newstead is a small village with 1300 residents with medium – low accessibility to services. Village is in need of regeneration but limited opportunities available.
- Woodborough is a small settlement with under 2000 residents with medium – low accessibility to services with growth restricted by a large proportion of the village designated as a Conservation Area.

Rushcliffe Borough:

Settlement	Justification
Bingham	Medium-sized settlement of over 10,000 residents with a medium-high level of accessibility which will expand further in terms of both housing, employment and green infrastructure provision over the next 5 -10 years. Medium level of employment within the settlement which has the

Settlement	Justification
	potential to increase as a result of the strategic allocation to the north. Little potential for regeneration.
Cotgrave	Medium-sized settlement of over 8,000 residents with a medium-high level of accessibility which has expanded as a result regeneration of the colliery site and other housing development. Limited employment within the settlement. The settlement may benefit from a degree of further regeneration.
East Leake	Medium-sized settlement of over 9,000 residents with a medium level of accessibility which has expanded as a result of Local Plan allocations. Medium level of employment within the settlement. Little potential for regeneration.
Keyworth	Medium-sized settlement of 6,800 residents and a medium-high level of accessibility which has expanded as a result of Local Plan allocations. Medium level of employment within the settlement. There is the potential for further regeneration.
Radcliffe-on-Trent	Medium-sized settlement of over 8,000 residents and a medium-high level of accessibility. Limited employment within the settlement. Little potential for regeneration.
Ruddington	Medium-sized settlement of over 7,000 residents and a high level of accessibility. High employment within the settlement as a result of the business park. Some potential for regeneration.

4.5 The six Key Settlements in Rushcliffe have been taken forward from the Rushcliffe Core Strategy, based on their role, function, accessibility, services and job opportunities. Since the adoption of the Core Strategy, these settlements have been the focus of the majority of the non-strategic housing and employment growth outside of the urban area, and in the case of Bingham has also been the focus of strategic housing and employment growth. In addition, Cotgrave has benefited from regeneration of the village centre with a new medical centre and retail units, as well as the creation of a Country Park on the site of the former colliery. The populations of the Key Settlements range from 6,800 - 10,000 residents, with some increase forecast as the housing allocations near completion. The importance of the six Key Settlements is reflected in their place in the hierarchy of centres; they include the District Centre and the Local Centres in the Borough which provide services and employment opportunities for their own residents as well as residents from surrounding smaller settlements.

4.6 The other six settlements which have been reviewed as part of this study do benefit from a number of essential services, including primary schools, GP surgeries and pharmacies, as well as limited retail provision and village halls. However, with populations ranging from 2,000 – 2,500 residents, they do not have the critical mass necessary to support secondary schools, large food stores or the broad range of leisure and business services which are available in the Key Settlements. They do have a limited role in providing services for residents from surrounding smaller settlements, however these services are possibly more vulnerable to being lost, particularly in the case of shops, post offices and pubs. It is considered that the six Key Settlements have strengthened and consolidated their position in the settlement hierarchy and that there is not the justification to identify any additional Key Settlements.

Role of Key Settlements in the Strategic Plan

4.7 In Gedling, new development in and adjoining Key Settlements will depend on a range of factors including Green Belt, local regeneration needs and the level of growth capable of being accommodated, taking into account infrastructure and other constraints.

4.8 In Broxtowe and Rushcliffe, the delivery of new homes at the Key Settlements over the plan period will be achieved through a combination of sites which have already been allocated by the Part 2 Local Plans and sites within the settlements which already have planning permission or come forward as infill/windfall sites. It is not proposed that any further land adjacent to any of the Key Settlements in Broxtowe and Rushcliffe is allocated for housing development during the Plan period.

Appendix A: Settlement Assessments

Awsworth

Settlement and current position in settlement hierarchy	Awsworth Key Settlement
Population / Households % of BBC population (110,900)	2400 residents / 1100 households. 2.2%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to green space (The Lane Recreation Ground, Shilo Recreation Ground, and Pocket Park). There is no GP practice within the settlement. The nearest practices are within 10 minutes' travel time by public transport and cycling. There is only one school in Awsworth (Awsworth Primary & Nursery School). Other nearest schools can be reached within 15 minutes on public transport and 10 minutes cycling (Kimberley Primary and Nursery School and The Kimberley School). There is a post office in Cotmanhay. There is no library in the settlement. However, there is a library in Kimberley which can be reached in 10 minutes via public transport and 15 minutes when cycling. There is also no leisure centre in Awsworth. There is a pharmacy in Awsworth and this can be accessed from the centre of Awsworth in 10 minutes on foot and under 5 minutes when cycling. There is an industrial site (Cossall Industrial Estate, Coronation Road) which can be accessed from Awsworth via a 10-minute cycle ride or a 20-minute walk.
AECOM accessibility score	Medium-High
Character	Bennerley Viaduct provides a historic remnant of the area's industrial past. The terrain is undulating, rising from the River Erewash floodplain. Agricultural land comprises fields which are generally medium sized and enclosed by hedgerows. A network of public rights of way provides recreational value. Beyond the main settlement, the landscape is typically rural.
Constraints	Three listed buildings within Awsworth, including the grade II* Bennerley Viaduct.

	<p>Local Wildlife Sites including Bennerley Coal Processing Plant and Grassland and Bennerley Wet Grassland. Patches of priority habitats surrounding Babbington. Largely Flood Zone 1 but parts within Zones 2 and 3 of River Erewash. Potentially shallow underlying coal measures –partly within an area determined as a 'development high risk area' by the Coal Authority.</p>
Infrastructure	<p>Existing primary school in Awsworth and secondary school in Kimberley. Primary healthcare facilities in Cotmanhay, Giltbrook and Kimberley. Ilkeston Community Hospital provides acute healthcare. Close proximity to Ilkeston railway station.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling GP practices, pharmacies, primary schools, secondary schools, post offices, libraries, community halls, pubs, large supermarket, opticians, dentists, and green infrastructure.</p>
Regeneration	<p>Some form of deprivation exists in the wider area, particularly to the west which includes Erewash 001B and 001C which are ranked amongst the 10% most deprived neighbourhoods in the country. Therefore, there is some potential for regeneration.</p>
% of jobs in LPA	<p>3.4%. This figure includes the areas of Awsworth, Cossall & Trowell.</p>
Commentary	<p>Identified as a strategic location for growth in the Aligned Core Strategy for up to 350 dwellings. Land west of Awsworth is allocated to deliver 250 homes, with planning permission granted (20/00056/OUT). Immediate vehicular access to A6096 and in close proximity to Ilkeston rail station. The surrounding area supports wholesale, retail trade and repair of motor vehicles accounting for nearly 30% of employment in the area. The scale and location of the area means there is potential for new employment development.</p>
Conclusions	<p>Continue as Key Settlement.</p>

Brinsley

Settlement and current position in settlement hierarchy	Brinsley Key Settlement
Population / Households % of BBC population	2300 residents / 980 households 2%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to green space (Brinsley Headstocks and Brinsley recreation ground). There is no GP practice within the settlement. The nearest practice is within 10 minutes' travel time by public transport and cycling in Eastwood. There is 1 primary school (Brinsley Primary & Nursery School) within the settlement area and another primary school (Underwood Church of England Primary School) just outside of the settlement area to the north east of Brinsley's boundary which can be reached in around 6 minutes via cycling and under 20 minutes via public transport. There is no secondary school within the settlement area. The closest secondary school (Hall Park Academy) can be reached in under 10 minutes via cycling and in around 15 minutes on public transport. There is no library in Brinsley. However, Kimberley library can be reached via public transport and cycling within 15 minutes. There is no leisure centre within Brinsley and the most accessible is Greasley Sports and Community Centre which can be reached in around 15 minutes via both cycling and walking. There is a post office centrally located which is convenient to reach on foot in under 10 minutes. There is no pharmacy within Brinsley however there are a number of pharmacies which could be reached in under 15 minutes via public transport and cycling. Moorgreen Industrial Estate is also situated in close proximity to the settlement of Brinsley and can be accessed in around 20 minutes on public transport and around 10 minutes cycling. There is no bank; the nearest banks are within Eastwood.
AECOM accessibility score	Medium

Character	<p>Land surrounding the settlement is undulating and of rural character, with a prominent hill with steep sides in the south.</p> <p>Agricultural land with occasional blocks of woodland, and the hill in the south is a spoil heap as a result of former coal-mining activity.</p> <p>Mining heritage at Brinsley Headstocks (to the south of Brinsley) in the landscape.</p>
Constraints	<p>A Conservation Area at the southern part of Brinsley and 2 listed buildings within or near the area.</p> <p>New Brinsley Grassland Local Wildlife Site and clusters of deciduous woodland, particularly to the north of Eastwood.</p> <p>Largely Flood Zone 1.</p> <p>Partly within an area determined as a 'development high risk area' by the Coal Authority.</p>
Infrastructure	<p>Existing primary school in Brinsley. Secondary schools in Selston and Eastwood.</p> <p>Primary healthcare facilities in Eastwood.</p> <p>Ilkeston Community Hospital provides acute healthcare.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>GP practice, 2 primary schools, 1 secondary school, pharmacies, library, Sports and Community Centre, nursing home, large supermarket, pubs, opticians, dentist, and green infrastructure.</p>
Regeneration	<p>Brinsley 001A is amongst the 50% most deprived neighbourhoods in the country.</p> <p>Some potential for regeneration.</p>
% of jobs in LPA	0.7%
Commentary	<p>Identified as a strategic location (key settlement) for growth in the Aligned Core Strategy for up to 150 dwellings.</p> <p>Land at the East of Church Lane Brinsley is allocated to deliver 110 homes, with planning permission granted for 115 dwellings (20/00641/FUL).</p>
Conclusions	<p>It is considered that the status of the settlement should be changed to ‘Other Settlement’ due to medium levels of accessibility and limited availability of services within the settlement.</p>

Eastwood

Settlement and current position in settlement hierarchy	Eastwood Key Settlement
Population / Households	18,900 residents / 8,500 households (based on main built up area of Eastwood which includes Giltbrook, Newthorpe and Greasley). Based on parish level data, population is 10,900.
% of BBC population	17%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to green space (Coronation Park, Hall Park, Jubilee Park, Mansfield Road, and Mansfield Road Recreation Ground). There is 1 GP practice (Church Walk Surgery) within the settlement as well as a Primary Care centre. There are 3 primary schools (Lawrence View Primary; the Priory Catholic Voluntary Academy; and The Florence Nightingale Academy). There are 2 secondary schools (Hall Park Academy and Springbank Academy). There is 1 library in Eastwood but there is no leisure centre in the settlement. However, Greasley Sports and Community Centre is situated to the south east of the settlement and is reachable within 10 minutes when cycling and under 20 minutes on public transport. There are 2 post offices within Eastwood and 3 pharmacies. Giltbrook Retail Park is within close proximity from Eastwood and can be reached in 15 minutes via public transport and 10 minutes cycling.
AECOM accessibility score	Medium-High
Character	The mining influence and relics contributes to the sense of place in the landscape history of the areas surrounding Eastwood. The extensive agricultural land to the north east has few distinctive features.
Constraints	Scheduled Monument present at Greasley (to the east of the settlement). A Conservation Area located centrally within the Eastwood urban area. 20 listed buildings present in Eastwood. Partly within an area determined as a 'development high risk area' by the Coal Authority.

	Majority of area within Flood Zone 1.
Infrastructure	<p>Primary schools and a secondary school within the settlement. Primary healthcare facilities in settlement. Ilkeston Community Hospital provides acute healthcare. Centre include a good range of town centre facilities</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP practices, primary schools, secondary schools, pharmacies, libraries, Sports and Community Centre, large supermarkets, pubs, dentists, opticians, and green infrastructure.</p>
Regeneration	Eastwood 002A and, 002C and 002D amongst the 20% most deprived neighbourhoods in the country. There is regeneration potential.
% of jobs in LPA	20.4%. This figure includes the areas of Eastwood Hall, Eastwood Hilltop, Eastwood St Mary's, and Greasley.
Commentary	<p>Identified as a strategic location for growth (Key Settlement) in the Aligned Core Strategy for up to 1250 dwellings Land at Walker Street (9.2 Ha) is allocated to deliver 200 homes, enhanced transport measures, enhanced green infrastructure, SuDS, retained open space and a new community hub. Various housing commitments within the settlement at the urban fringe.</p>
Conclusions	Continue as Key Settlement .

Kimberley

Settlement and current position in settlement hierarchy	Kimberley Key Settlement
Population / Households	11,200 residents / 5,000 households (based on main built up area which includes Nuthall and Watnall). Based on parish level data, population is 6,000.
% of BBC population	10%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to Green Space (Flixton Road Open Space, Hall Om Wong Open Space, and Millfield Road Open Space). There is 1 GP practice within the settlement. There are 2 primary schools (Kimberley Primary and Nursery School; and Hollywell Primary School). There is 1 secondary school within the settlement area (The Kimberley School). There is 1 library, pharmacy and post office. Kimberley Leisure Centre has closed with Greasley Sports and Community Centre being situated to the north west of the settlement (20 minutes by bus/ walking and 15 minutes cycling). Very close to the north west border of Kimberley lies Giltbrook Retail Park and this can be reached via public transport within 15 minutes and within 10 minutes cycling.
AECOM accessibility score	High
Character	The area has an urban fringe character influenced by the M1 and the existing settlements although pockets of agricultural land and woodland with uninterrupted rural character exist
Constraints	Two Conservation Areas (one located centrally and another to the southeast at Nuthall) are present, along with 13 listed buildings
Infrastructure	Existing primary care facilities in Kimberley. Ilkeston Community Hospital provides acute healthcare. Primary schools and a secondary school in settlement. Centre includes a good range of town centre facilities. Community facilities within 30-minute travel time by public transport, walking or cycling:

	GP practices, primary schools, secondary schools, pharmacies, libraries, Sports and Community Centre, large supermarkets, pubs, dentists, opticians, and green infrastructure.
Regeneration	Kimberley 004B is ranked amongst the 30% most deprived neighbourhoods in the country. There is regeneration potential.
% of jobs in LPA	8.1%. This figure includes the areas of Kimberley and Watnall & Nuthall West.
Commentary	Identified as a strategic location for growth in the adopted Local Plan Part 1 (Key Settlement) for up to 600 dwellings Land south of Kimberley including Kimberley Depot (7.4 Ha) is allocated to deliver 118 homes, enhanced bus routes and enhanced green infrastructure corridors. Land south of Eastwood Road in close proximity is also allocated for 25 homes (1.1 Ha). Various housing commitments within the settlement, including the Kimberley Brewery site.
Conclusions	Continue as Key Settlement .

Trowell

Settlement and current position in settlement hierarchy	Trowell Other Settlement
Population / Households	2,200 residents / 960 households
% of BBC population	1.9%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to green space (Pit Lane Recreation Area and Trowell Park Open Space). There is no GP practice within the settlement. GP surgeries have to be accessed in Ilkeston or Stapleford. There is 1 primary school (Trowell Church of England Primary School) within the settlement. Although there are no secondary schools within the settlement, there are a number which surround the area which can be reached in under 20 minutes via cycling and in around an hour via public transport. There is no library in Trowell but the closest library (Stapleford Library and Learning Centre) can be reached via public transport in under 30 minutes and via cycle in around 15 minutes. The settlement does not have a leisure centre however there are 2 leisure centres which can be reached in around 30 minutes on public transport and 15 minutes cycling. There is 1 post office within the settlement but no pharmacy. The closest pharmacy can be reached within 15 minutes on public transport and 10 minutes cycling. Quarry Hill Industrial Estate lies to the south west of Trowell's boundary and can be accessed in around 15 minutes via cycling.
AECOM accessibility score	High (due to proximity to Ilkeston rail station but takes 30 minutes by public transport).
Character	Nottingham Canal green corridor - mature vegetation forming a green network. Trowell was selected as a 'Festival Village' for the 1951 Festival of Britain. Rural character to the north east.
Constraints	A small group of Grade II and Grade II* listed buildings are located in Trowell's village centre. These include the grade II* listed Church of St Helen. Partly within an area determined as a 'development high risk area' by the Coal Authority. Majority of settlement in Flood Zone 1.

	HS2 safeguarded area still in place to the west.
Infrastructure	<p>No existing GP practices in settlement. The nearest medical centre which provides acute healthcare is Ilkeston Community Hospital.</p> <p>One existing primary school within the settlement. No secondary schools are within the settlement. Closest located in Stapleford, Bramcote and Ilkeston.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>GP practices, primary schools, secondary schools, pharmacies, library, Sports and Community Centre, large supermarkets, pubs, dentists, opticians, and green infrastructure.</p>
Regeneration	Broxtowe 016F is amongst the 30% least deprived neighbourhoods in the country. This area does not contain many businesses or employment opportunities. It is considered there is only limited regeneration potential.
% of jobs in LPA	3.4%. This figure includes the areas of Awsworth, Cossall & Trowell.
Commentary	<p>No existing allocations or major development within the settlement or adjacent.</p> <p>Field Farm currently under construction (450 dwellings) in Stapleford which is to the south east of Trowell.</p>
Conclusions	Limited infrastructure and facilities. Should continue to be a ' Other Settlement '.

Gedling Borough

Bestwood Village

Settlement and current position in settlement hierarchy	Bestwood Village Key Settlement
Population / Households % of GBC population	2,300 residents in 950 households. % of GBC population = 2.0% Note: Population and households are for Bestwood Village Wards
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>The settlement is not located in proximity to rail travel and the M1 Motorway. On the other hand, the area of search has easy access to green spaces as it borders Bestwood Country Park and Killarney Park. Local roads run central through the area. There are direct routes into Bulwell and Nottingham. The National Cycle Network (NCN) Route 6 runs 300m to the west of the area. Butler's Hill tram stop for services to Nottingham city centre is within 1km walking distance. There is a frequent bus service (the Threes bus service) along the A611 Hucknall Road (every 10 mins/weekdays – 15/20 mins/weekends). Service 141 serves Bestwood Village providing an hourly service to Nottingham between seven in the morning and seven in the evening but there is no service on Sundays.</p> <p>There is no GP practice within the settlement. The nearest practice is within 30-minute travel time by public transport (20 minutes – no direct bus service) and cycling (2.7km – 11 minutes). The nearest pharmacy is within 2.4km distance. There is only one school in Bestwood Village (Hawthorne Primary and Nursery School). Other nearest schools are approximately within 2.4 - 3km distance: Warren Primary Academy, Oakwood Academy (secondary school), Heart Preschool and Rise Park Primary and Nursery School. The nearest employment site (Bestwood Business Park) is within a 5-minute walking distance. There is a post office and community centre (Bestwood Village Community Centre) in the area of search, but there is no library, optician, bank, dentist, superstore or leisure centre.</p>

AECOM accessibility score	Medium level
Character	Surrounding Bestwood Village are steeply sloping land and arable fields which are generally medium in size, enclosed by hedgerows and hedgerow trees. To the south of Bestwood Village is a Country Park which separates the settlement with Bestwood and acts as an industrial legacy to the area as valuable landscape assets.
Constraints	<p>A Conservation Area, Scheduled Monument (Bestwood Colliery Engine House) and a few listed buildings and locally listed buildings are present in and around Bestwood Village. Bestwood Pumping Station (Grade II) is located on the west side of the Mansfield Road (A60) north of Arnold. It is enclosed by Grade II listed boundary walls on most sides.</p> <p>Sites to the north of Bestwood Village were identified in the Green Belt Review 2015 as broad areas that perform less well in terms of green belt value.</p> <p>Land to the west of Bestwood Village are mostly in Flood Zone 2 and 3 and designated as a local wildlife corridor.</p>
Infrastructure	<p>No existing GP practices. A new primary school was opened in 2019. Various public open spaces within the settlement. Bestwood Village is also adjacent to a Country Park to its east.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: optician (3.1km), Southglade Leisure Centre (4km), Southglade Park Library (3.9km), Knights Rise Park Pharmacy (2.4km).</p>
Regeneration	<p>In 2019 Gedling 016A LSOA is ranked 18,587 amongst the 50% least deprived neighbourhoods. In 2015 the LSOA was ranked 15,586 amongst the 50% most deprived neighbourhoods.</p> <p>An improvement in the level of deprivation when compared with the national situation. AECOM - some deprivation exists across the Area of Search and there is therefore some potential for regeneration in the Bestwood Village area.</p>

% of jobs in LPA	2% low (2021 data)
Commentary	Medium accessibility to a range of services across settlements. In need of further regeneration. Some employment in the settlement, though limited.
Conclusions	Conclusion: Key Settlement

Burton Joyce

Settlement and current position in settlement hierarchy	Burton Joyce Other Village / Other Settlement
Population / Households	3,500 in 1,500 households
% of GBC population	% of population = 3.0%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>The settlement is served by the A612 Colwick Loop Road for access to Nottingham city centre to the southwest and Epperstone Bypass to the northeast. Existing local highway network provides good connectivity. Colliery Way (Gedling Access Road) improves east – west connectivity, which makes the business cluster at Colwick more accessible. Burton Joyce rail station provides good rail accessibility. Green space provided at Gedling Wood Farm, Burton Wood Farm and Poplars Sports Pavilion. Several direct and frequent bus services between Nottingham and Southwell identified as running along the A612 centrally through the area of search. A612 Daleside Road Improvement Scheme provides bus lane use for Ultra Low Emission Vehicles (ULEVs) and improved cycle facilities. Designated cycle route identified along the River Trent. On the other hand, there is no National Cycle Network (NCN) Route running within the area. In addition, the settlement is distant from the M1 motorway.</p> <p>There are two GP practices within the settlement, both of which are within 5 minutes walking distance (400m). The nearest pharmacy is within 400m distance, albeit in a central location. There are three schools in Burton Joyce two of which are nursery schools (The Windmill Kindergarten CIC, The Honey Pot Day Nursery, Burton Joyce Primary School). Other nearest schools are approximately within 4 - 4.5km distance (Willow Farm Primary School, 4.3km; Carlton le Willows Academy). However, Lambley Primary School does not have good transport links from the area of search (4.2km, no direct bus service). The nearest employment site (Victoria Retail Park) is within 30-minute travel time by public</p>

	transport or cycling. There is a small supermarket, community centre, library (Burton Joyce Library), dentist in the area of search, but there is no optician, bank, leisure centre or superstore.
AECOM accessibility score	Medium high level
Character	<p>Land surrounding the settlement is characterised by the steep slope and elevated ridgeline, which has potential for adverse visual impacts as well as perceived sprawl. Burton Joyce extension (land to the north and west of Burton Joyce) comprises a mixture of agricultural land and woodland.</p> <p>Land to the east is mostly Grade 3 good to moderate quality agricultural land alongside a small section of Grade 2 very good quality agricultural land south of Burton Joyce. There is a small cluster of ancient woodlands at Gedling Wood (west of Burton Joyce).</p>
Constraints	<p>There are no Conservation Areas, Registered Parks and Gardens, Scheduled Monuments. The settlement contains a number of listed and locally listed buildings. The setting of these assets is the semi-urban context of the large village and development will not change their setting or affect their significance.</p> <p>The area is at high fluvial risk (Flood Zone 3) from the River Trent.</p>
Infrastructure	<p>Two GP practices within the settlement. The existing primary school is over capacity. A new primary school may be required to accommodate school places for both the existing population and new growth.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Carlton Forum Leisure Centre (5.9km), post office (4.3km), superstore (5.1km)</p>

Regeneration	<p>Gedling 008B and Gedling 008A ranked amongst the least 10% deprived neighbourhoods in the country. In 2015 008A was in the least 10% deprived neighbourhoods and 008B in the 20% least deprived neighbourhoods.</p> <p>Whilst deprivation is historically low there has been a relative improvement.</p> <p>AECOM - Very low levels of deprivation</p>
% of jobs in LPA	2% low (2021 data)
Commentary	<p>Medium-high level accessibility to a range of services.</p> <p>Very low levels of deprivation.</p> <p>Employment areas within reasonable distance.</p>
Conclusions	Conclusion: Other Settlement

Calverton

Settlement and current position in settlement hierarchy	Calverton Key Settlement
Population / Households	7,300 residents in 3,100 households.
% of GBC population	% of population = 6.2%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Local roads such as Hollinwood Lane and Georges Lane provide good vehicular access. Oxtun Road (B6386) provides vehicle access southwest towards Nottingham city centre and east to the Oxtun Bypass. James Seely Playing Field, Calverton Cricket Club, Ramsdale Park Golf Centre and Oxtun Woods provide green space and sports facilities in the area. There is a network of footpaths and PRowWs (Public Rights of Way) within the area of search. On the other hand, the nearest railway station is in Hucknall, within approx. 8km walking distance to the west. There is a lack of access to designated cycle paths, with the National Cycle Network (NCN) Route 6 running approx. 4km to the west. The settlement has no access to the M1 motorway.</p> <p>There are two GP practices (Dr J D Simpson and The Calverton Practice) and a pharmacy within the settlement. There are four school(s) in Calverton. Sir John Sherbrooke Junior School (primary school), St Wilfrid's Church of England Primary School, Manor Park Infant and Nursery School, Colonel Frank Seely Academy (Sixth form college). Other nearest schools are a nursery and pre-school. The nearest employment sites (Former Calverton Colliery and Hillcrest Park) are located at the edge of the area of search within 5-10 minutes walking distance. There is a small supermarket, post office, library, two community centres (Calverton Children's Centre and The Core), a leisure centre (Calverton Leisure Centre) in the area of search, but there is no optician, dentist, bank or superstore.</p>
AECOM accessibility score	Medium high level

Character	Land surrounding the settlement forms the rural context to the village of Calverton, comprising agricultural land, woodland and a golf course.
Constraints	<p>A Conservation Area at the southern part of Calverton along Main Street. The scheduled Cockpit Hill, Ramsdale Park is located on Calverton Hill, the highest point in the area at 157m. There are also two scheduled monuments to the north and south of Calverton. The former colliery in Calverton offers a heritage context.</p> <p>The settlement lies within Flood Zone 1. North-eastern tip of the area of search lies within Flood Zones 2 and 3 due to watercourse on the area of search boundary that flows northeast towards the Dover Beck.</p>
Infrastructure	<p>Calverton is identified as a Local Centre in the Gedling Local Plan based on its existing retail hierarchy. It is considered to have a good range of facilities including a secondary school, an industrial estate, three primary schools and a local centre (including a library, small supermarket, GP surgery and post office). Identified potential capacity for expansion of existing primary and secondary school within Calverton but will require further analysis.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Calverton has a direct bus service to Arnold Town Centre (every 15 mins/Mon-Sat – 30 mins/Sunday) which provides good connection to a wide range of community facilities within a reasonable travel time.</p>
Regeneration	Gedling 002D amongst the 30% most deprived neighbourhoods in 2019 and 2015. Gedling 002B amongst 10% least deprived neighbourhoods. In 2015 within the 30% least deprived. Gedling 002C amongst the 50% least deprived neighbourhoods in 2019 and 2015. Gedling 002E - within 40% least deprived neighbourhoods 2019 and 2015. Gedling 002A within 30% least deprived neighbourhoods 2019 and 2015. There has been a relative improvement for 002B LSOA in terms of levels of deprivation in comparison with the

	national situation. However, due to the high level of deprivation in parts of the area especially the north west part of Calverton there is potential for regeneration. AECOM - High levels of deprivation exist in places.
% of jobs in LPA	6% medium (2021 data)
Commentary	Medium-high level accessibility to a range of services. High levels of deprivation particularly in the northwest. Potential for regeneration.
Conclusions	Conclusion: Key Settlement

Lambley

Settlement and current position in settlement hierarchy	Lambley Other Village / Other Settlement
Population / Households	1,200 residents in 530 households
% of GBC population	% of population = 1.0%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>The settlement is served by Spring Lane which provides direct access into Arnold and towards Nottingham. Colliery Way (Gedling Access Road) improves south and west connectivity with Netherfield and Mapperley. Gedling Country Park to the southwest provides green space and sports facilities in the area. On the other hand, the settlement is not located in proximity to the M1 motorway. In addition, it is relatively a small area with less scope for strategic transport improvements.</p> <p>There is no GP practice within the settlement. The nearest practice (Plains View Surgery) is within 10 minutes by public transport and cycling (5.6km – 23 minutes). The nearest pharmacies are in Mapperley Local Centre within 5km distance. There is direct bus service (no 46 and 47) which provides a good connection between the area and Mapperley Local Centre, however the service is very limited on Sundays. There is one primary school in Lambley (Lambley Primary School) and a nursery (Lambley Day Nursery). Other nearest schools are approximately within 4.5 – 5.5km distance: Stanhope Primary School and Westdale Infant School (primary). There is no employment site within 30-minute travel time by public transport. There is no optician, dentist, library, bank, superstore, community centre, post office, leisure centre in the area of search.</p>
AECOM accessibility score	Low
Character	Topography comprises undulating land around the village. Land cover comprises arable farmlands with occasional small fields. Occasional blocks of woodland are present, but these tend to be fairly linear and limited in size: tree cover elsewhere is limited to hedgerow trees

	and riparian vegetation. Factors which contribute to the landscape value include the intact character of the landscape and the scenic qualities which are derived from the complex topography and occasional long views.
Constraints	<p>Lambley village is largely designated as a Conservation Area. There are six listed buildings, all listed Grade II apart from the Grade I listed Church of Holy Trinity, one scheduled monument and a number of Locally Listed buildings.</p> <p>Areas of high fluvial flood risk (Flood Zone 3) exist associated with the Cocker Beck (a small tributary of the River Trent) which runs along Main Street.</p>
Infrastructure	<p>The village includes limited facilities. There is one primary school, three pubs but no GP practices within the settlement.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Mapperley Local Centre is within 5km distance. There is direct bus service (no 46 and 47 every 30 mins/Mon-Sat) from the area of search to Mapperley Local Centre (5.5km – 10 minutes by public transport) which provides a good connection to plenty of community facilities. However, the service is very limited on Sundays.</p>
Regeneration	<p>Falls within Gedling 008C in 2019 ranked within the 20% least deprived neighbourhoods in the country. In 2015 it was amongst the least 30% deprived neighbourhoods. Whilst deprivation is low it has become less deprived in comparison with the national situation. Low levels of deprivation.</p> <p>AECOM not considered.</p>
% of jobs in LPA	2% low (2021 data)
Commentary	<p>Small settlement under 2000 people.</p> <p>Few services with low accessibility to wider services.</p> <p>Low levels of local employment.</p>

	Low levels of deprivation.
Conclusions	Conclusion: Other Settlement

Newstead

Settlement and current position in settlement hierarchy	Newstead Other village
Population / Households	1,300 people in 550 households.
% of GBC population	% of population = 1.1 %
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Newstead rail station provides easy access to rail services. A611 connects the area to Hucknall and Nottingham to the south and Mansfield to the north. There is a frequent and direct bus service provided along Hucknall Road for quick access to Nottingham and Mansfield. Green space is provided at Newstead and Annesley Country Park, Newstead Colliery Recreation Ground and Frecklands Wood. The National Cycle Network (NCN) Route 6 runs directly through the area of search. Sherwood Business Park is located approx. 2.6km walking distance west of the area of search, serving as a potential major employment centre. On the other hand, the settlement is not located in proximity to the M1 motorway - approx. 4.6km driving distance to the M1 via the A608. In addition, highway capacity improvements have been identified at M1 J27, however support for additional movements through nearby villages is unlikely.</p> <p>There is no GP practice within the settlement. The nearest practice (Ashfield House Surgery, 3.2 km away) is within 16 minutes by public transport and 13 minutes by cycling. The nearest pharmacy is within 3km distance. There is one school in Newstead (Newstead Primary School). Other nearest schools are approximately within 2.2 – 3.8km distance: Annesley Primary School & Nursery and Kingsway Primary School. The nearest employment site (Hazelford Way) is within an 8-minute walking distance. There is no optician, dentist, library, bank, superstore, community centre, post office, leisure centre in the settlement.</p>

AECOM accessibility score	Medium-Low
Character	Land surrounding the settlement is of rural landscape context including both woodland and agricultural land. Woodland, including ancient woodland, adds scenic quality and conservation interest. Perceptions of tranquillity are high. Factors which contribute to the landscape value include: the historic parkland at Newstead Abbey (Grade II*, including 10 Ha of gardens surrounded by 273 Ha of parkland and woodland).
Constraints	<p>The settlement is in close proximity to Newstead Abbey (Registered Parks and Gardens, Scheduled Monument and Listed Buildings).</p> <p>Within Flood Zone 1 but areas of surface water flooding exist along Abbey Road and Fraser Street.</p>
Infrastructure	<p>The village includes limited facilities. One primary school is within the settlement. There are no GP practices within the settlement. Country Park to the east. The proximity to Hazelford Way Industrial Estate means there are opportunities for future businesses in the area.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Optician (4.6km), dentist (3km), library (4.7km), post office (3.5km), bank (5.3km), superstore (6km), community centre (2.8km),</p>
Regeneration	<p>Gedling 001A In 2019 amongst the 50% most deprived neighbourhoods in the Country. In 2015 it also fell within the 50% most deprived neighbourhoods in the Country. Little change in comparison with the national situation.</p> <p>AECOM – The Broad Area of Search (North of Hucknall) area has two LSOAs ranked in the 5th and 7th deprivation deciles in the IMD with wide disparity between Linby and Newstead. Potential for regeneration.</p>
% of jobs in LPA	4%* low (2021 data)

Commentary	Small settlement under 2000 people. Village in need of regeneration. Medium-low accessibility to community facilities and services
Conclusions	Conclusion: Other Settlement

* Note the % of employment figure for Newstead of 4% has been adjusted to take account the presence of large public administration employers and health at Burntstump which is not related to a settlement through the reduction of 1,500 jobs.

Ravenshead

Settlement and current position in settlement hierarchy	Ravenshead Key Settlement
Population / Households	5,900 residents living in 2,600 households.
% of GBC population	% of population = 5.0%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>The settlement has a network of local roads including the A60, Sandy Lane, Robin Hood Way, Rickett Lane and Calverton Road providing a direct route into Nottingham and Mansfield. However, the A60 into Nottingham can experience heavy congestion. Green space is provided at the nearby Newstead Park, Thieves Wood Brackenwood. The National Cycle Network (NCN) Route 6 runs directly through the settlement. Frequent and direct local bus services are provided along the B6020 Main Road and Longdale Lane for access to Nottingham and Mansfield– with bus priority found on parts of the A60 towards Nottingham. On the other hand, the settlement has no access to a rail or tram network; the nearest rail station (Kirkby in Ashfield) is within approx. 5km walking distance to the west.</p> <p>There is a GP practice (Ravenshead Surgery) and a pharmacy within the settlement. There are two schools in Ravenshead (Ravenshead C of E Primary School and Abbey Gates Primary School) and a nursery (Cherubs Day Nursery Longdale) at the edge of the settlement. Another school within a reasonable travel distance, Blidworth Oaks Primary School (4.2km), is accessible by public transport (no 141 every 60 mins/Mon-Sat until 7:30pm but no service on Sunday). The nearest employment site (Oakham Business Park) is within a 30-minute cycling distance (8.2km) but is not within 30-minute travel time by public transport or walking. There is a small supermarket, dentist, library, post office, community centre (Ravenshead Village Hall) and leisure centre (Ravenshead Leisure Centre) in the area of search, but there is no optician, bank and superstore.</p>

AECOM accessibility score	Low
Character	<p>Ravenshead is bounded by woodland to its west. The character of Ravenshead is divided between the areas to the west of the A60 which are of a rural setting associating with Newstead Abbey Park and to the east of the A60 which is of urban form.</p> <p>Land surrounding Ravenshead is within Sherwood Forest and provides an opportunity to tie in with development to create a unique place, as well as the area's coal mining heritage.</p>
Constraints	No designated heritage assets within the settlement but in close proximity to Newstead Abbey and the grade II listed Blidworth Dale House.
Infrastructure	<p>Ravenshead is identified as a Local Centre in the Gedling Local Plan based on its existing retail hierarchy. It includes a library, small supermarket, pharmacy and post office. Good school provision located within the settlement. There is a GP practice at or over capacity.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Mansfield Town Centre. Mansfield Leisure Park (7km) has direct bus service (Pronto every 15 mins/Mon-Mat and 30 mins/Sun) which has superstores, a cinema, opticians and restaurants around. .</p>
Regeneration	<p>Comprises mainly Gedling 001C and Gedling 001D. In 2019 Gedling 001C LSOA was ranked amongst the 10% least deprived in the Country. In 2015 it was ranked amongst the 10% least deprived. Gedling 001C ranked amongst the 10% least deprived neighbourhoods nationally and in 2015 ranked amongst the 10% least deprived. One of the least deprived neighbourhoods with little change in comparison with the national situation. AECOM: Borders Newark and Sherwood 006D which is ranked in the 20% most deprived neighbourhoods nationally. Some potential regeneration need to the east of the settlement.</p>
% of jobs in LPA	3% low (2021 data)
Commentary	Low accessibility to services but has a local centre with a reasonable level of services and a leisure centre.

	<p>Potential for regeneration.</p> <p>Potential regeneration need in the north.</p> <p>Employment areas within a reasonable distance although without a choice of sustainable transport links.</p>
Conclusions	Conclusion: Key Settlement

Woodborough

Settlement and current position in settlement hierarchy	Woodborough Other Village
Population / Households	1,900 residents in 920 households
% of GBC population	% of population = 1.6%
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Woodborough is a relatively small settlement with less scope for strategic transport improvements. Bank Hill, to the south, provides vehicular access towards Arnold. Public footpaths run through the settlement from Westfield Lane. Several but infrequent local bus services have been identified running through the settlement including services to Nottingham via Mapperley. There is no nearby access to rail or tram services; the nearest rail station (Carlton) is approximately 8.5km walking distance south of the settlement. The settlement is not located in proximity to the M1 motorway. There is a lack of access to designated cycle path, with no National Cycle Network (NCN) Route running within the area.</p> <p>There is no GP practice within the settlement. The nearest practice (The Calverton Practice) and pharmacy are located in Calverton within a 10-minute travel time by cycling (2.6km). However, there is no bus service from the settlement to Calverton. There are two schools in Woodborough (Woodborough Wood's Foundation C of E Primary School and Woodborough Village Pre-School). Other nearest schools are approximately within 2.8km - 3.4 distance: (St Wilfrid's C of E Primary School and Lambley Primary School). The nearest employment site (Calverton Business Park) is within a 15-minute cycling distance. However, there is no bus service from the settlement to Calverton. There is no optician, dentist, library, post office, bank, superstore, community centre and leisure centre in the settlement</p>
AECOM accessibility score	Medium-Low

Character	Land surrounding Woodborough is of a rural context, which is within an area of Grade 2 very good quality agricultural land. Woodborough's framework knitting heritage offers some potential to tie in with development to create a distinctive sense of place.
Constraints	<p>Most parts of the village of Woodborough are designated as a Conservation Area. There are 16 listed buildings in Woodborough including the Church of St Swithun and Woodborough Hall, both grade II*.</p> <p>Areas of high fluvial flood risk (Flood Zone 3) exist in Woodborough associated with the Dover Beck and ordinary watercourses which drain towards the River Trent.</p>
Infrastructure	<p>Woodborough is a small village mostly comprised of housing with few employment opportunities.</p> <p>The village has limited facilities. One primary school is within the settlement which is at capacity. No GP practices within the settlement. There are no major employment sites or assets in Woodborough meaning any future operations are unable to complement existing sectors.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: Calverton Library (2.5km), post office (2.7km), The Core community centre (2.6km), Calverton Leisure Centre (3.3km).</p>
Regeneration	<p>Gedling 002F amongst the 20% least deprived neighbourhoods in the Country in 2019 and 2015. Amongst the least deprived neighbourhoods in the Country with little change in comparison with the national situation.</p> <p>AECOM - the area is not deprived.</p>
% of jobs in LPA	1% Low. (2021 data)
Commentary	Small settlement under 2000 people.

	<p>Few services with low accessibility due to infrequent local bus services and no nearby access to rail or tram services.</p> <p>Employment areas within reasonable distance although without sustainable transport links.</p>
Conclusions	Conclusion: Other Settlement

Rushcliffe Borough

Bingham

Settlement and current position in settlement hierarchy	Bingham Key Settlement
Population Households % of RBC population	10,110 residents live in 4,408 households % of RBC population = 8.5% Note: Population and households are for Bingham Wards
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Benefits from access to green space; Bingham Disused railway line Linear Walk; Cogley Lane playground, public rights of way into surrounding Green Belt; and committed provision of open space and green infrastructure within the northern urban extension, Roman Quarter. Rail travel provision provided at Bingham and Aslockton rail station although service frequency is limited. Bus services to Nottingham, Newark, Grantham and surrounding villages. National Cycle Network Route 15 runs through the settlement. School provision consists of three primary schools (Reception -Year 6), a secondary school (Year 7-11) and a Sixth Form College. The nearest employment site is on Chapel Lane to the north of the town centre and there is some office provision and other employment opportunities within the town centre, including at the new Bingham Enterprise Centre north of the railway line. The urban extension will include 15.5 hectares of employment provision. There is a post office, community hall and leisure centre, a GP surgery, a library, three opticians, two pharmacies and four dentists, convenience stores, pubs, cafes and restaurants and two large supermarkets. There is no bank. The nearest bank is in West Bridgford (13km; 30 minutes one-way by direct bus; 50 mins cycling one-way).
AECOM accessibility score	Medium high level (total score of 166.10). A469(T) improvements between Newark and Widmerpool (2012).

Character	The settlement is of an urban and historic character. The historic core of Bingham is made up of the Conservation Area with a high number of listed buildings and a large Market Place within which is located an octagonal Butter Cross that provides a strong focal point. The scheduled Bingham medieval settlement is located to the eastern part of the settlement. Outside of the historic core, phases of suburban residential development have taken place from the mid-20 th Century, with the latest phase comprising an urban extension to the north of Bingham named Roman Quarter which is adjacent to the Fosse Way. These subsequent phases of residential development have cut the town centre off from its rural heritage. The settlement is located within the South Nottinghamshire Farmlands Regional Character Area and the Aslockton Village Farmlands Policy Zone.
Constraints	Flood Zones 2 & 3 to the north of the settlement associated with Car Dyke. Flood Zone 2 to the east of the settlement. These areas are also associated with medium risk of surface water flooding. Bingham Disused Railway Local Wildlife Site and Bingham Linear Park Local Nature Reserve to the south. Grade 2 agricultural land.
Infrastructure	<p>The settlement acts as a District Centre with an excellent range of shops and facilities and some employment opportunities. The A52 Bingham Bypass / Grantham Road runs centrally through the area, providing direct routes west towards the A46 and Nottingham and east towards Grantham. The nearest hospital, Queen's Medical Centre, is approximately 13km away and provides acute healthcare services. Not in proximity to the M1 motorway.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP practice, pharmacy, 3 primary schools, secondary school, Sixth Form College, post office, library, community hall, leisure centre, optician, dentist, pubs, cafes, large supermarket, and green infrastructure.</p>
Regeneration	<p>Bingham comprises 5 LSOAs. In 2019 Rushcliffe 002A, 002C and 002E LSOAs were amongst the 10% least deprived neighbourhoods in England (out of the 32,884 LSOAs in England they are ranked 32,335, 32,573 and 31,656 respectively).</p> <p>Rushcliffe 002D is amongst the 20% least deprived neighbourhoods (ranked 28,422) and 002B is amongst 30% (ranked 25,953).</p>

	<p>The most deprived LSOA neighbourhood in Bingham, 002F, is within 50% of the most deprived (ranked 14,892). This is an improvement on its 2015 ranking, which placed it 13,703 out of 32,884. The LSOA is located west of the town centre, adjacent to LSOA 002B (30% least deprived) and its ranking is an outlier within Bingham, where the surrounding LSOAs are significantly less deprived.</p> <p>Significant residential and employment development has been identified within a Local Plan Part 1 strategic allocation, with planning permission granted for 1050 new homes north of the railway line, either side of Chapel Lane, construction of the residential element and associated infrastructure is well underway. The employment land is adjacent to and accessible from the A46 Saxondale and Margidunum junctions.</p> <p>The AECOM Growth Study concludes that, overall, the multiple deprivation rankings indicate that the existing area suffers from low levels of deprivation compared to the rest of the country therefore, there is little to no potential for regeneration in Bingham.</p>
% of jobs in LPA	6.7% Medium (ward data)
Commentary	Identified as a District Centre and Key Settlement in the Local Plan with a good range of services and well connected to Nottingham, Newark, Grantham and surrounding settlements. 1000 homes allocated for North of Bingham (including employment uses), and around 530 homes for Former RAF Newton (including employment uses). Large strategic allocation to the north is under construction as is the allocation at Former RAF Newton.
Conclusions	<p>Medium-sized settlement of over 10,000 residents with a medium-high level of accessibility which will expand further in terms of both housing, employment and green infrastructure provision over the next 5 -10 years. Medium level of employment within the settlement which has the potential to increase as a result of the strategic allocation to the north. Little potential for regeneration.</p> <p>Conclusion: Key Settlement.</p>

Cotgrave

Settlement and current position in settlement hierarchy	<p>Cotgrave</p> <p>Key Settlement</p>
Population	8,206 residents live in 4,421 households

Households	% of RBC population = 6.9%
% of RBC population	Note: Population and households are for Cotgrave Wards
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>The Grantham Canal and Cotgrave Country Park to the north-east and a network of PRoW provide recreational value. Further improvements to the Country Park are planned, including construction of a footbridge over the canal.</p> <p>A range of bus services operate through Cotgrave.</p> <p>There are limited employment opportunities in Cotgrave with the most significant being the wholesale facilities on High Hazles Road.</p> <p>The village has a medical/GP practice and pharmacy. There are two primary schools (Reception - Year 6) and a special school in the village. The nearest secondary school and Sixth Form is in Radcliffe-on-Trent (approx. 6 km away and 30 mins one-way by direct bus or cycling). The village also contains a post office, library, leisure centre, optician, dentist, convenience stores, miners' welfare social club, community centre, pubs and cafés. There is no superstore or bank. The nearest large supermarket is in Gamston (7km distance; 20 mins one-way by direct bus) and the nearest bank is in West Bridgford (7km distance; 25 mins one-way by direct bus and 25 mins cycling one-way).</p>
AECOM accessibility score	Medium high level (total score of 160.84). A469(T) improvements between Newark and Widmerpool.
Character	The village does not have a conservation area but contains ten listed buildings, all grade II apart from the grade I listed Church of All Saints. Buildings in the historic core are generally redbrick and with red pantile roofs. Much of the urbanising effect on character of the settlement derives from its coal mining history with 20 th Century housing for miners developed to the south and east of the village centre. Developments at Cotgrave Country Park on the former colliery site alongside Grantham Canal have created an area of distinctive character with high recreational value. The settlement is located within the South Nottinghamshire Farmlands Regional Character Area and the Cotgrave and Tollerton Village Farmlands Policy Zone. The reclamation of land at the former colliery site has created a prominent man-made hill from which long-distance views to Nottingham city centre are possible.
Constraints	Flood Zones 2 and 3 where the Grantham Canal flows through. Risk of surface water flooding associated with Grantham Canal and an unnamed watercourse to the north-west of the urban

	core and at Colston Gate. Cotgrave Forest, Grantham Canal and Cotgrave Country Park Local Wildlife Sites. Green Belt. Grade 2 agricultural land.
Infrastructure	<p>A Key Settlement within the Local Plan with a good range of local facilities but limited employment opportunities. Existing local highway network surrounding Cotgrave provides for good vehicular access. Not in proximity to the M1 motorway. No National Cycle Network (NCN). Lack of access to rail services – the nearest rail station being Radcliffe-on-Trent approx. 6km away. Lack of access to tram services within the local area. The nearest hospital, Queen's Medical Centre, is approximately 14km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP practice, pharmacy, primary schools and a special school, post office, library, community centre, leisure centre, optician, dentist, convenience stores, pubs, cafes and green infrastructure.</p>
Regeneration	<p>Cotgrave comprises 5 LSOAs, of which some are the most deprived areas of the Borough. Conversely some of the LSOAs are the least deprived.</p> <p>In 2019 LSOA Rushcliffe 009A was amongst the 40% most deprived neighbourhoods in England (ranked 12,396 out of 32,844). Rushcliffe 009D was amongst the 50% most deprived (ranked 16,021). These areas comprise the south and eastern quarter of the village and whilst they remained within the 40% and 50% most deprived compared with their 2015 positions, their rankings did improve, indicating a reduction in deprivation.</p> <p>Conversely, Rushcliffe 009C, comprising the western edge of Cotgrave, was amongst the 10% least deprived neighbourhoods (ranked 31,943 out of 32,844), Rushcliffe 009B is amongst the 30% least deprived (ranked 26,521) and Rushcliffe 009E 40% (ranked 22,134). As with the more deprived areas, all these areas improved their rankings from 2015.</p> <p>The village centre has been regenerated within the last 5 years, this included the provision of a new health centre and improved retail spaces. The former colliery has also been</p>

	<p>regenerated, creating a Country Park, the development of 400 new homes and employment space. Further residential allocations either side of Hollygate Lane have been identified within Local Plan part 2 (totalling around 370 new homes). Both have outline planning permission.</p> <p>Whilst areas within the centre of Cotgrave have been regenerated, there remain areas of greater deprivation which may benefit from further appropriate regeneration.</p>
% of jobs in LPA	3.4% Low (ward data)
Commentary	A Key Settlement within the Local Plan which has undergone recent regeneration providing housing, improvements at the Country Park and Grantham Canal and expanded retail and community facilities. 550 homes allocated for Former Cotgrave Colliery.
Conclusions	<p>Medium-sized settlement of over 8,000 residents with a medium-high level of accessibility which has expanded as a result of regeneration of the colliery site and other housing development. Limited employment within the settlement. The settlement may benefit from a degree of further regeneration.</p> <p>Conclusion: Key Settlement</p>

East Leake

Settlement and current position in settlement hierarchy	<p>East Leake</p> <p>Key Settlement</p>
Population	9,245 residents live in 3,830 households
Households	% of RBC population = 7.8%
% of RBC population	Note: Population and households are for Leake Ward
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Green space located at East Leake Play Park and Meadow Park. Network of PRow for routes through Green Belt land to the north.</p> <p>Bus services operate through the centre of East Leake for regular access to Nottingham and Loughborough, Keyworth and Ruddington.</p> <p>East Leake has a good range of facilities and services, including three primary schools (Reception – Year 6; two have nursery places) a secondary school (Year 7-11 and Sixth</p>

	Form), fire station, village hall, shops, pubs, cafes, post office, a GP, pharmacy, dentist, optician, leisure centre and a library. There is no bank or superstore. The nearest bank and superstore are in Loughborough (7km; 30 mins one-way by direct bus).
AECOM accessibility score	Medium level (total score of 135.36).
Character	The East Leake Conservation Area is centred on Main Street and Station Road. The conservation area contains 13 listed buildings including the grade I listed Church of St Mary (NHLE 1260244). Framework knitting was a major industry in the 18 th and 19 th centuries and a framework shed remains today within the conservation area. The historic linear plan form of the village and conservation area has now been lost and subsumed by modern development. The village is of an urban context which sits within the Nottinghamshire Wolds Regional Character Area and the East Leake Rolling Farmland Policy Zone. The southern edge of the village is prominent in views within the surrounding rural landscape.
Constraints	Flood Zones 2 & 3 and high risk of surface water flooding associated with Kingston Brook and Sheepwash Brook which run through the centre of the settlement and to the south respectively. Rushcliffe Golf Course SSSI, Dismantled Railway, Hotchley Hill and Manor Farm Local Wildlife Sites. Grade 2 agricultural land. Areas to the north, east and partially to the west of the settlement have underground gypsum mine workings that can limit what can be developed above due to ground instability.
Infrastructure	<p>A Local Centre with a good range of services and facilities. Good bus service and access to A-roads. In proximity to A60 running north-south between Nottingham and Loughborough and A6006 running east-west</p> <p>Not in proximity to the M1 motorway. Lack of access to existing rail services within the local area, the nearest station being East Midlands Parkway. Lack of access to tram services within the local area. No National Cycle Network (NCN) Routes within the local area.</p> <p>The nearest hospital, Loughborough Hospital, is approximately 7km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>GP practice, pharmacy, primary schools and secondary school, Sixth Form, post office, library, community hall, leisure centre, optician, dentist, convenience stores, pubs and cafes and green infrastructure.</p>

Regeneration	<p>In 2019 3 of the 4 LSOA that cover East Leake were amongst the 10% least deprived neighbourhoods in England (Rushcliffe 015A (ranked 32,826 out of 32,844), 015B (ranked 32,060) and 015C (ranked 29,914)). LSOA Rushcliffe 014B however is within 30% of the least deprived (ranked 24,233). With the exception of LSOA 015C, all the LSOAs achieved a higher ranking in 2019 compared with their 2015 ranking, indicating a reduction in deprivation. Significant levels of residential development have taken place during the plan period, as a result of the village's location beyond the Green Belt and pressure to meet the Borough's housing land requirements. This situation was resolved with the adoption of Local Plan Part 2, which, in addition to Local Plan Part 1, identified sufficient housing land to meet these requirements. With the exception of two allocated housing sites (totalling 430 homes), both of which had planning permission, no further allocations were identified in the Local Plan.</p> <p>The AECOM Growth Study concludes that East Leake currently experiences some of the lowest levels of deprivation in the context of the country. Therefore, the East Leake Extension assessment area has little potential for regeneration.</p>
% of jobs in LPA	5.7% Medium (ward data)
Commentary	Identified as a Key Settlement and as a Local Centre in the adopted Local Plan. Part 2 of the Local Plan has allocated two sites at East Leake to provide for about 425 homes, green infrastructure and road improvements. A new primary school has been built north of the allocated site North of Rempstone Road.
Conclusions	<p>Medium-sized settlement of over 9,000 residents with a medium level of accessibility which has expanded as a result of Local Plan allocations. Medium level of employment within the settlement. Little potential for regeneration.</p> <p>Conclusion: Key Settlement</p>

Keyworth

Settlement and current position in settlement hierarchy	Keyworth Key Settlement
Population Households % of RBC population	6,820 residents live in 3,094 households % of RBC population = 5.9% Note: Population and households are for Keyworth Super Output Areas
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Green space provided nearby at Rancliffe Wood, Platt Lane Playing Fields, Bunny Park, Stanton-on-the-Wolds Golf Club and on surrounding Green Belt land via a network of PRow. A range of bus services operate along Station Road for access to Nottingham, Ruddington and East Leake. Keyworth has a good range of facilities including three primary schools (Reception, Year 1-6, including nursery in one school), a secondary school including Sixth Form, a library, post office, leisure centre, community hall, shops, cafes, pubs, dentist, optician, convenience stores, pharmacy and a new GP health centre. There is no bank or superstore. The nearest bank is in West Bridgford (9km; 20 mins one-way by direct bus) and the nearest large supermarket is in Edwalton (5km; 15 mins one-way by direct bus).
AECOM accessibility score	Medium-high level (total score of 167.54). A469(T) improvements between Newark and Widmerpool.
Character	Keyworth has a Conservation Area which is centred on Main Street and contains seven listed buildings including the grade I listed Church of St Mary Magdalene. Its agricultural and framework knitting past is evident in some of the buildings within the historic core. Land surrounding Keyworth is of a rural character and the settlement lies within the rolling landscape of the Nottinghamshire Wolds Regional Character Area and the Widmerpool Clay Wolds Policy Zone. Fairham Brook runs to the south.
Constraints	Plumtree Disused Railway line LWS to the north and Stanton-on-the-Wolds Golf Course LWS to the east. Green Belt. Grade 2 agricultural land.
Infrastructure	A Local Centre with a good range of services and facilities. Access north-east to the A606 Melton Road for access towards Nottingham. Not in proximity to the M1 motorway. Lack of

	<p>access to rail services and tram services within the local area. No National Cycle Network (NCN) Routes within the local area.</p> <p>The nearest hospital, Queen's Medical Centre, is approximately 4.2km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>GP practice, pharmacy, primary schools and secondary school, Sixth Form, post office, library, community hall, leisure centre, optician, dentist, convenience stores, pubs and cafes, large supermarket and green infrastructure.</p>
Regeneration	<p>In 2019, four of the five LSOAs that cover Keyworth were within 10% of the least deprived neighbourhoods in England (Rushcliffe 012A (ranked 32,760 out of 32,844), 013B (ranked 32,407), 013C (ranked 32,785), 013D (ranked 29,697)).</p> <p>However, the remaining LSOA (Rushcliffe 013A) that covers a small area within the west of the village (between Bunny Land and Debdale Lane) is identified as being amongst the 40% most deprived neighbourhoods in England (ranked 10,126).</p> <p>With the exception of LSOA 013C, the LSOA have slightly dropped their rankings compared to 2015, indicating an increase in deprivation within Keyworth. All LSOAs remained within their respective percentiles, however.</p> <p>The AECOM Growth Study picks up on the area of higher deprivation within the western area of Keyworth, adjacent to the area of search for development to the west of the village. Indicating there is regeneration potential in this area.</p> <p>4 allocated sites are identified within the Local Plan Part 2 (totalling around 600 new homes). 3 have planning permission and construction has commenced.</p>
% of jobs in LPA	<p>3% Low (super output area data). The surrounding area contains some vital economic assets driving growth in a variety of sectors. The British Geological Survey has its headquarters in Keyworth, a key research facility.</p>

Commentary	Keyworth has two identified Local Centres and is a Key Settlement in the adopted Local Plan. Constrained by the Green Belt.
Conclusions	Medium-sized settlement of 6,800 residents and a Medium-High level of accessibility which has expanded as a result of Local Plan allocations. Medium level of employment within the settlement. There is the potential for further regeneration. Conclusion: Key Settlement

Radcliffe-on-Trent

Settlement and current position in settlement hierarchy	Radcliffe-on-Trent Key Settlement
Population	8,144 residents live in 3,673 households
Households	% of RBC population = 6.8%
% of RBC population	Note: Population and households are for Radcliffe-on-Trent Ward
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Green space provided at Radcliffe-on-Trent Golf Club. Designated cycle route along the River Trent. National Cycle Network Route 15 runs through the settlement.</p> <p>Railway station on the Nottingham-Grantham line. Bus services to Nottingham, Bingham, Grantham, Newark and surrounding villages.</p> <p>Radcliffe has a good range of facilities including an infant school (Nursery, Reception and Year 1 -2), a junior school (Year 3-6), a secondary school and Sixth Form, a post office, a library, community hall, convenience stores, pubs and cafes, dentist, optician, a pharmacy and GP practice. There is no bank, large supermarket or leisure centre.</p> <p>The nearest bank is in West Bridgford (7km; 22 mins one-way by direct bus; 25 mins cycling one-way), the nearest large supermarket is in Bingham (5km; 20 mins one-way by direct bus; 20 mins cycling one-way) and the nearest leisure centre is in Cotgrave (4km; 35 mins one-way by direct bus)</p>
AECOM accessibility score	Medium high level (total score of 159.50).
Character	<p>The historic core of the village contains seven listed buildings. The rest of the village is mostly formed by modern extensions. Land surrounding the village is mostly agricultural (apart from Radcliffe-on-Trent Golf Club) and is of a rural character within the South Nottinghamshire Farmlands Regional Character Area and East Bridgford Escarpment Farmlands Policy Zone.</p> <p>The busy A52 runs to the south of the settlement and to the east, which causes fragmentation of the eastern residential extension and adds a significant urbanising influence. Radcliffe-on-Trent is locally visible within the surrounding landscape.</p>
Constraints	Flood Zones 2 & 3 associated with the River Trent along the north-western edge of the settlement. Large area at risk of surface water flooding on either side of Holme Lane. Green

	Belt. Grade 2 agricultural land. Dewberry Hill, Trent Bluff Scrub and The Avenue Pool Local Wildlife Sites.
Infrastructure	<p>Radcliffe-on-Trent is identified as a Local Centre in the adopted Local Plan. It includes a good range of facilities. Adjacent to the A52 on the strategic road network connecting Nottingham to Grantham. Not in proximity to the M1 motorway. The nearest hospital, Queen's Medical Centre, is approximately 12km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP practice, pharmacy, infant school, junior school, secondary school, Sixth Form, post office, library, community hall, optician, dentist, convenience stores, pubs and cafes and green infrastructure.</p>
Regeneration	<p>Radcliffe-on-Trent is covered by six LSOAs. In 2019, none are within the most deprived or even 50% most deprived neighbourhoods. Three LSOAs (Rushcliffe 003A (ranked 32,603 out of 32,844), 003C (ranked 30,658) and 003E (ranked 30,664) are within the 10% least deprived areas.</p> <p>Two LSOAs, Rushcliffe 003B and Rushcliffe 003F amongst the 20% least deprived (ranked 28,966 and 29,257 respectively). One area, Rushcliffe 003D, between Shelford Road and Grantham Road is amongst the 40% least deprived.</p> <p>With the exception of one LSOA, all have moved slightly higher up the rankings since 2015 and overall Radcliffe-on-Trent is an affluent village, that does not require regeneration.</p> <p>5 non-strategic housing allocations are identified within the adopted Local Plan Part 2 (totalling around 1000 new homes). Four have planning permission and 2 have commenced construction.</p>
% of jobs in LPA	3.4% Low (ward data)
Commentary	A Local Centre and Key Settlement within the Local Plan. A good range of services and well-connected to Nottingham and surrounding settlements. Constrained by the Green Belt and River Trent floodplain.

Conclusions	<p>Medium-sized settlement of over 8,000 residents and a medium-high level of accessibility. Limited employment within the settlement. Little potential for regeneration.</p> <p>Conclusion: Key Settlement</p>
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Ruddington

Settlement and current position in settlement hierarchy	Ruddington Key Settlement
Population	7,674 residents live in 3,324 households
Households	% of RBC population = 6.4%
% of RBC population	Note: Population and households are for Ruddington Ward
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Green space at Sellors Playing Field, Wilwell Farm Nature Reserve and Rushcliffe Country Park which provides recreational facilities including country walks, a skate park, adventure playground and café. PRoW network extending into the Green Belt.</p> <p>The Holy Trinity tram stop is located approximately 3km away (20 mins direct bus one-way). There is access to direct and frequent bus services throughout Ruddington. Bus services currently operate to Nottingham, Loughborough, Clifton and surrounding settlements.</p> <p>There is a nursery and infant school, junior school, a special school, post office, library, village hall, GP practice, pharmacy, an optician, museum, convenience stores, pubs and cafes. There is no secondary school, leisure centre, superstore or bank.</p> <p>The nearest secondary schools and Sixth Forms are in Clifton (3km; 8 mins direct bus one-way) and West Bridgford (The West Bridgford School 4km; 15 mins direct bus one-way); Rushcliffe Spencer Academy 4km; 30 mins direct bus one-way).</p> <p>The nearest leisure centre, bank and superstore are in Clifton (3km; 12 min direct bus one-way).</p>
AECOM accessibility score	High level (total score of 189.37).
Character	The core of Ruddington is given up to the Ruddington Conservation Area which contains 19 grade II listed buildings arranged in a distinctive grid plan form. The conservation area also contains a large number of positive unlisted buildings identified by the Ruddington Townscape Appraisal, including Victorian terraced housing, Victorian and Edwardian villas and three Methodist churches. Ruddington grew rapidly during the Industrial Revolution to become the largest frame knitters' village in Nottinghamshire south of the Trent and this history informs

	<p>the typologies of the remaining buildings at what is now the Framework Knitters' Museum. The former Great Central Railway line heritage railway and Rushcliffe Country Park, on the site of a former munitions factory, contribute positively to the overall character of the village. A business park is located to the south of the village. Ruddington lies within the gently undulating landform of the South Nottinghamshire Farmlands Regional Character Area and the Cotgrave and Tollerton Village Farmlands Policy Zone.</p>
Constraints	<p>Flood Zones 2 & 3 and areas at risk of surface water flooding to the north and west associated with Fairham Brook and tributary. Grade 2 agricultural land. Rushcliffe Country Park Local Nature Reserve and Local Wildlife Site. Ruddington Disused Railway Local Nature Reserve. Green Belt which performs a good role in the prevention of merging with the main built-up area of Nottingham.</p>
Infrastructure	<p>Ruddington is identified as a Local Centre in the adopted Local Plan with excellent facilities and transport connections. There is a lack of access to existing rail services within the local area. Not in close proximity to the M1 motorway. No National Cycle Network (NCN) Routes within the local area. On the A60 connecting Nottingham to Loughborough. The nearest hospital, Queen's Medical Centre, is approximately 4km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP, pharmacy, dentist, optician, nursery and infant school, junior school, secondary school, Sixth Form, special school, post office, convenience stores, pubs, cafes, library, leisure centre, community hall, museum, bank, superstore and green infrastructure.</p>
Regeneration	<p>Ruddington is covered by four LSOAs. In 2019 two LSOAs are identified as being amongst 10% of the least deprived neighbourhoods in England (Rushcliffe 011A (ranked 32,458 out of 32,844) and 011D (ranked 30,365)). Whilst both these areas remained amongst the 10% least deprived compared with 2015, they did slightly fall down the ranking of multiple deprivation.</p> <p>The remaining LSOAs (Rushcliffe 011B (ranked 24,218) and 011C (ranked 24,881)) are amongst the 30% least deprived areas. Compared with 2015, both these areas improved their</p>

	<p>position in the rankings of multiple deprivation, although they did not increase their percentiles.</p> <p>Overall Ruddington is an affluent area, however the AECOM Growth Study concluded that, given the proximity of Clifton (within which LSOA Nottingham 035D (ranked 4,215 out of 32,844) borders Ruddington and one of a number of areas amongst the 20% most deprived areas) there was potential for regeneration west of the village between Ruddington and Clifton.</p> <p>The Local Plan identifies four non-strategic housing allocations (totalling around 525 dwellings). All or which have planning permission and construction has commenced. Ruddington Business Park comprises significant employment space which is occupied by national/international companies. This is reflected in the high number of jobs within Ruddington.</p>
% of jobs in LPA	10% High (ward data). A cluster of companies are positioned to the south of Ruddington, with access to the A60. This cluster has a specialisation in the digital and creative sector.
Commentary	A Local Centre and Key Settlement in the Local Plan which has experienced recent growth as a result of Local Plan allocations. A good range of services and well-connected to Nottingham, Loughborough and Clifton. Constrained by the Green Belt and flooding to the north.
Conclusions	<p>Medium-sized settlement of over 7,000 residents and a high level of accessibility. High employment within the settlement as a result of the business park. Some potential for regeneration.</p> <p>Conclusion: Key Settlement</p>

Aslockton

Settlement and current position in settlement hierarchy	<p>Aslockton</p> <p>Other Settlement.</p>
Population	1,991 residents live in 845 households

Households % of RBC population	% of RBC population = 1.7% Note: Population and households are for Super Output Area E01028371 excluding Scarrington. Figures include Whatton-in-the Vale, which is physically closely related to Aslockton and has a functional relationship with it in terms of some services. Figures are for residents living in households only (excludes HMP Whatton).
20-minute neighbourhood	Green space provided nearby on Whatton & Aslockton Playing Fields. A limited network of PRow offers recreational value. National Cycle Network (NCN) Route 15 runs centrally through the village connecting to Bingham and Bottesford. Accessible rail services provided via Aslockton rail station, although service frequency is limited. Bus services operate for connection to Bingham and Radcliffe-on-Trent. There is a primary school, village hall, small convenience store, tennis club and pubs. The nearest bank is in West Bridgford (17km away), the nearest supermarket, cafes, dentist, leisure centre, GP, pharmacy, optician, post office, secondary school and Sixth Form, and library are in Bingham (5km; 10 mins by direct bus one-way; 20 mins cycling one-way).
AECOM accessibility score	Medium low level (total score of 97.48)
Character	Aslockton is a linear village with a strong rural character. Strong sense of enclosure as a result of hedgerows, high brick walls and gable ends of buildings facing the narrow lanes. The centre of the village is taken up by the Aslockton Conservation Area either side of Main Street. The conservation area contains three grade II listed buildings and a number of buildings identified as positive by the Aslockton Townscape Appraisal. The local vernacular building style includes red brick and pantile, as well as slate and some rendered buildings. To the east of the village is a scheduled monument, Cranmer's Mound: motte castle, prospect mound, moated fishponds, enclosure, hollow way and ridge and furrow (NHLE 1009306). To the south of the village and south of the railway line is a further scheduled monument, Moat, two fishponds, boundary bank and ditch and two leats (NHLE 1008260). The village lies within the South Nottinghamshire Farmlands Regional Character Area and the Aslockton Village Farmlands Policy Zone. The landscape is reasonably flat and composed of small to medium arable fields and is typical of the surrounding rural area with a minor road network and railway line. Perceptions of tranquillity vary.
Constraints	Flood Zones 2 and 3 and surface water flooding associated with the River Smite to the south and the Gutter (a drain) and Back Dyke to the west. Medium to High Risk of ground water flooding. Grade 2 agricultural land. River Smite Local Wildlife Site.

Infrastructure	<p>The village has limited facilities but has access to Bingham, a District Centre, by direct bus. Easy access to the A52. Not in close proximity to the M1 motorway. The nearest hospital, Queen's Medical Centre, is approximately 23km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP, pharmacy, dentist, optician, nursery and infant school, junior school, secondary school, Sixth Form, post office, convenience store, pub, cafes, library, leisure centre, community hall, supermarket and green infrastructure.</p>
Regeneration	<p>The LSOA (Rushcliffe 001A) for Aslockton also includes Whatton in the Vale and Scarrington. In 2019, the area was ranked 25,703 out of 32,844 LSOAs in England. This is amongst the 30% least deprived neighbourhoods in England. This ranking is an improvement on its position in 2015, compared to others in the country, when it was ranked 24,733.</p> <p>Aslockton is a relatively affluent village, compared to other areas in Rushcliffe, and not in need of regeneration.</p>
% of jobs in LPA	2.8% Low (Super Output Area data). HM Prison Whatton facility represents the only significant employer.
Commentary	An 'Other village' in the Local Plan of around 2,000 residents with limited services. Significant constraints as a result of flooding. No allocations in the Local Plan.
Conclusions	<p>Small rural settlement, Medium low accessibility and a single major employee. No potential for regeneration.</p> <p>Conclusion: 'Other settlement' / 'Other village'</p>

Cropwell Bishop

Settlement and current position in settlement hierarchy	<p>Cropwell Bishop</p> <p>Other Village (identified as location for limited growth (one non-strategic housing allocation) in Local Plan Part 2)</p>
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Population	2,450 residents live in 1,107 households
Households	% of RBC population = 2%
% of RBC population	Note: Population and households are for Super Output Area E01028419 which includes the village of Cropwell Butler.
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Network of PRow into Green Belt land provides recreational value, as does the course of the Grantham Canal. Green space provided by Cropwell Bishop Park.</p> <p>Bus service to Nottingham, Bingham and Radcliffe-on-Trent.</p> <p>There are some services at Cropwell Bishop; a medical/GP Practice and dispensary, convenience store, post office, pub, creamery, village hall and one primary school. The nearest bank is West Bridgford (10km; 30 mins by direct bus one-way). The nearest supermarket, dentist, leisure centre, pharmacy, optician, secondary school and Sixth Form, and library are in Bingham (6km; 15 mins by direct bus one-way).</p>
AECOM accessibility score	Low level (total score of 89.40). A469(T) improvements between Newark and Widmerpool.
Character	The village has both a rural and suburban character, such that beyond the historic core, the built form is typical of post-1960s suburban cul-de-sac development. It is located in the South Nottinghamshire Farmlands Regional Character Area and the Aslockton Village Farmlands Policy Zone. It does not have a conservation area but contains twelve listed buildings along Nottingham Road, which forms the historic linear plan of the village. 20 th Century residential development has eroded the historic plan form with cul-de-sac development to the north.
Constraints	Risk of surface water flooding associated with the Grantham Canal and unnamed watercourses to the south and north east. Hoehill Pasture and Grantham Canal Local Wildlife Sites. Green Belt.
Infrastructure	<p>Some services within the village and accessibility via public transport to the District Centre, Bingham and Local Centre, Radcliffe-on-Trent. Easy access to A46 to the east. Not in close proximity to the M1 motorway. The nearest hospital, Queen's Medical Centre, is approximately 16km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p>

	GP, pharmacy, dentist, optician, nursery and infant school, junior school, secondary school, Sixth Form, post office, convenience store, pub, library, leisure centre, community hall, supermarket and green infrastructure.
Regeneration	<p>Cropwell Bishop is within the Rushcliffe 010B LSOA. This LSOA includes Cropwell Butler, to the north. This neighbourhood is ranked 28,923 out of 32,844 LSOAs and amongst the 20% least deprived areas of England. Compared with its previous ranking in 2015, the LSOA has risen by over 1,000 indicating a decrease in deprivation in the area compared to others in the country.</p> <p>Cropwell Bishop is a relatively affluent village, compared to other areas in Rushcliffe, and not in need of regeneration.</p> <p>Local Plan Part 2 identified 1 non-strategic allocation for around 70 homes at Cropwell Bishop. This site has planning permission and development has commenced. It will also provide an on-site multi-functional green infrastructure and a new junction.</p>
% of jobs in LPA	1% Low (Super Output Area data)
Commentary	An 'Other village' in the Local Plan of around 2,500 residents with some services. Constrained as a result of the Green Belt.
Conclusions	<p>Small rural settlement with low accessibility and no potential for regeneration.</p> <p>Conclusion: 'Other settlement' / 'Other village'</p>

East Bridgford

Settlement and current position in settlement hierarchy	<p>East Bridgford</p> <p>Other Village (identified as location for limited growth (two non-strategic housing allocations) in Local Plan Part 2)</p>
Population	2,144 residents live in 969 households
Households	% of RBC population = 1.8%

% of RBC population	Note: Population and households are for Super Output Area E01028403 which includes the villages of Kneeton, Screveton and Car Colston.
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Green space provided on Butt Close Recreation Ground and surrounding Green Belt land. A network of PRoW including the Trent Valley Way brings recreational value and strongly connects the village with the open countryside. Tennis Club provides opportunities for sport. The National Cycle Network (NCN) Route 48 runs to the southeast following the A46. Several local frequent bus services route through East Bridgford, serving Bingham, Radcliffe-on-Trent, Newark-on-Trent and Nottingham.</p> <p>There are some services at East Bridgford including a primary school, GP practice, post office and convenience store, pubs and a village hall. The nearest bank is West Bridgford (15km; 45 mins by direct bus one-way). The nearest supermarket, dentist, leisure centre, pharmacy, optician, secondary school and Sixth Form, and library are in Bingham (4km; 15 mins by direct bus one-way).</p>
AECOM accessibility score	Medium-low (total score of 114.79). A469(T) improvements between Newark and Widmerpool.
Character	<p>The landscape surrounding East Bridgford is of a rural agricultural character with small to medium fields enclosed by hedgerows. The village is located within the South Nottinghamshire Farmlands Regional Character Area and the East Bridgford Escarpment Farmlands Policy Zone. Terrain is reasonably flat around the village beyond which is an escarpment which slopes steeply down to the River Trent. Its location south of the River Trent means that perceptions of tranquillity are high, although the A46 to the east adds movement and noise. The village is mostly designated as the East Bridgford Conservation Area which contains 17 listed buildings, all grade II apart from the grade I listed Church of St Peter. There are also a number of positive buildings identified by the East Bridgford Conservation Area Townscape Appraisal within the conservation area. Narrow roads and buildings which are predominantly redbrick with slate or pantile roofs contribute towards character, although some rendered buildings are present. One typical and distinctive feature is that houses on Kneeton Road and College Street are built gable end onto the road. A prominent red brick wall along Kirk Hill adds an element of formality to the character on the approach to the village and has a strong sylvan setting due to mature trees. The village has its origins in the Anglo-Saxon period and has developed around a grid system based on two squares. The medieval burgage plots are still discernible on the ground, particularly south of main street. The</p>

	<p>scheduled Motte and Bailey Castle is located between the village and the River Trent and was built to defend the crossing over the river from which the village takes its name. Medium and long-range panoramic views are enjoyed from the conservation area. Modern residential development is located to the east of the Conservation Area.</p>
Constraints	<p>Grade 2 agricultural land. Flood Zones 2 & 3 associated with the River Trent to the northwest. Areas at risk of surface water flooding to the east and south. Green Belt.</p>
Infrastructure	<p>Some services within the village and accessibility via public transport and A-road to the District Centre, Bingham and Local Centre, Radcliffe-on-Trent. Bounded to the southeast by the A46, which routes towards Leicester and northeast towards Newark-on-Trent. Access to the A46, which has undertaken major highway improvements in recent years through an upgrade to dual carriageway. Good road connectivity, at the junction between the A46 and A6097. Not in proximity to the M1 motorway. The nearest hospital, Nottingham City Hospital, is approximately 11.5km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP, pharmacy, dentist, optician, nursery and infant school, junior school, secondary school, Sixth Form, post office, convenience store, pub, library, leisure centre, community hall, supermarket and green infrastructure.</p>
Regeneration	<p>East Bridgford is within the Rushcliffe 001B LSOA. This LSOA also includes Car Colston, Kneeton and Screveton. In 2019 this area was ranked 31,267 out of 32,844 in England and is amongst the 10% of the least deprived areas of England. Compared with its previous ranking in 2015, the LSOA has risen by 1,000 indicating a decrease in deprivation in the area compared to others in the country.</p> <p>East Bridgford is a relatively affluent village, compared to other areas in Rushcliffe, and not in need of regeneration and the AECOM Growth Study concludes that there is little potential for regeneration at East Bridgford from strategic growth.</p> <p>Local Plan Part 2 identified 2 non-strategic allocations which combined will deliver around 125 new homes. These sites have planning permission.</p>

% of jobs in LPA	2% Low (Super Output Area data). East Bridgford Park provides a small cluster of businesses in the north whilst Newton Business Park to the south has an advantage in the logistics sector.
Commentary	An 'Other village' in the Local Plan with some services. Constrained as a result of the Green Belt.
Conclusions	Small rural settlement of around 2,000 residents with medium-low accessibility which has two Local Plan allocations and little potential for regeneration. Conclusion: "Other settlement" / "Other village"

Gotham

Settlement and current position in settlement hierarchy	Gotham Other Village (identified as location for limited growth (one non-strategic housing allocation) in Local Plan Part 2)
Population	2,003 residents live in 911 households
Households	% of RBC population = 1.7%
% of RBC population	Note: Population and households are for Super Output Area E01028378 which includes the villages of Thrumpton and Barton-in-Fabis.
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Network of PRoW provide access into the surrounding Green Belt land. Cricket ground provides some recreational value. Buses to Nottingham and Loughborough, East Leake and Clifton. Gotham is also within the West Rushcliffe NottsBus-on-Demand Zone. There are some facilities at Gotham; a primary school, library, GP/Medical practice (currently not in use due to a fire in February 2023) three pubs, village hall (currently not in use due to a fire in February 2023), post office and one convenience store. The GP practice is currently in Kegworth (6km; transport run by volunteers by arrangement). The nearest bank and supermarket are in Clifton (4.75km; 15 mins one-way by direct bus). The nearest dentist, leisure centre, pharmacy, optician, secondary school and Sixth Form, and library are in East Leake (4.5km; 10 mins one-way by direct bus).
AECOM accessibility score	Medium level (total score of 142.24). A453 widening from M1 to A52 (T) Clifton.

Character	<p>The village of Gotham contains five listed buildings including the grade I listed Church of St Lawrence which has a distinctive church spire. The asset is located in the small historic centre of the village, outside of which are modern edges. Land surrounding Gotham is of a rural context and is located within the Nottinghamshire Wolds Regional Character Area and the Gotham and West Leake Hills and Scarps. Agricultural fields are small and irregular immediately to the east and south of the village, with larger modern field patterns beyond. Gotham is nestled beneath a series of prominent individual wooded hills with steep scarp slopes and broad plateaux. Transport corridors including the A453 road, Midland Mainline and a network of minor roads, alongside industrial land uses including mineral extraction and Ratcliffe-on-Soar Power Station detract from perceptions of tranquillity.</p>
Constraints	<p>High risk of surface water flooding to the south. Long Spinney, Hill Road Grassland and Gotham Disused Railway Local Wildlife Sites.</p>
Infrastructure	<p>Some services within the village and accessibility via public transport to the Local Centre, East Leake and to Clifton in Nottingham City. The A453 lies 2km to the west of the village providing direct routes into Nottingham and southwest to the M1 J24. Recent junction, bus and foot/cycleway provision upgrades have been undertaken on the A453 Corridor and M1 J24.</p> <p>The nearest hospital, Queen's Medical Centre, is approximately 6.2km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>Dentist, optician, pharmacy, nursery and primary school, secondary school, Sixth Form, post office, convenience store, pub, library, leisure centre, supermarket and green infrastructure.</p>
Regeneration	<p>In 2019 Gotham was ranked 22,182 out of 32,844 LSOAs in England and amongst the 40% least deprived LSOAs in England (Rushcliffe 014A). Compared with its previous ranking in 2015, the LSOA has risen by over 1,700 indicating a decrease in deprivation in the area compared to others in the country.</p> <p>The AECOM Growth Study, when assessing strategic growth along the A453 (including land adjacent to Gotham) concluded there is little to no potential for regeneration in the A453 Corridor assessment area. However, Gotham is an outlier within this wider area, where the</p>

	other LSOAs are all amongst the 10% least deprived. Gotham itself my benefit from limited regeneration. Local Plan Part 2 identified 1 non-strategic allocation for around 70 homes at Gotham.
% of jobs in LPA	1.1% Low (Super Output Area data)
Commentary	An 'Other village' in the Local Plan with some services. Constrained to the south by areas at high risk of surface water flooding.
Conclusions	Small rural settlement of about 2,000 residents with medium accessibility, a Local Plan allocation and potential for limited regeneration. Conclusion: 'Other settlement' / 'Other village'

Sutton Bonington

Settlement and current position in settlement hierarchy	Sutton Bonington Other Village (identified as location for limited growth (one non-strategic housing allocation) in Local Plan Part 2)
Population	2,338 residents live in 670 households
Households	% of RBC population = 2.0%
% of RBC population	Note: Population and households are for Sutton Bonington Ward
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	Network of PRoW including the Midshires Way and footpath along the River Soar. Recreational opportunities at the Bowling Club and Football Club. There are no bus services although the village is within the West Rushcliffe NottsBus-on-Demand Zone connecting to East Leake. There are some services at Sutton Bonington including a primary school, library, post office, convenience stores, pubs, village hall and GP practice. The nearest bank and large supermarket are in Loughborough (8km). The nearest dentist, leisure centre, pharmacy, optician, secondary school and Sixth Form, and library are in East Leake (5.5km).

AECOM accessibility score	Medium low level (total score of 114.48).
Character	<p>Most of Sutton Bonington is designated as a Conservation Area which comprises a linear plan form and contains many listed buildings, including two principal churches, a result of its history as two separate settlements. In addition, the village contains a great number of unlisted buildings which make a positive contribution to the character of the Conservation Area. The village is an estate village and has a distinctive character as a result of a uniformity of materials, predominantly red brick and tile and a lack of ostentation of building style. Red brick boundary walls, large verges and open spaces also contribute towards its distinctive character. The 17th Century saw the introduction of framework knitting and examples of framework knitting workshops still exist. The village contains a mixture of detached houses, cottages, terraced buildings, agricultural buildings with some fine examples of Georgian, Victorian, Queen Anne and timber-framed buildings. 20th Century development to the south has continued the linear plan form as a result of the constraints of the River Soar floodplain. The University of Nottingham agricultural, biosciences and veterinary campus is located north of the Conservation Area. The village is located in the Trent and Soar Valley Regional Character Area. Relatively flat landscape within the floodplain of the River Soar with village located on higher ground, surrounded by pastoral fields. It has a remote character in spite of the Midland Mainline which runs through the centre of the village on an embankment and the relative proximity of the A453, A6 and M1.</p>
Constraints	Grade 2 agricultural land. High risk of fluvial and surface water flooding associated with the River Soar. Sutton Bonington Meadow and Copse Local Nature Reserve. River Soar Local Wildlife Site.
Infrastructure	<p>Some services within the village and accessibility via NottsBus-on-Demand to East Leake. A-road access to Loughborough. The nearest hospital, Queen's Medical Centre, is approximately 20km away and provides acute healthcare services.</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling: GP, primary school, post office, convenience store, pub, community hall and green infrastructure.</p>

Regeneration	<p>LSOA covering Sutton Bonington also includes Kingston on Soar and Ratcliffe on Soar (including the power station). In 2019 this area was ranked 30,382 out of 32,844 and is amongst the 10% least deprived LSOAs in England (Rushcliffe 014C). Compared with its previous ranking in 2015, the LSOA's ranking has risen by over 2,700 indicating a notable decrease in deprivation in the area compared to others in the country.</p> <p>Local Plan Part 2 identified 1 non-strategic allocation for around 80 homes at Sutton Bonington. Planning permission has been granted and development has commenced.</p>
% of jobs in LPA	2% Low (ward data)
Commentary	An 'Other village' in the Local Plan with some services. Constrained to the west by the River Soar floodplain and high surface water flooding risk.
Conclusions	<p>Small rural settlement of about 2,500 residents with medium-low accessibility, a Local Plan allocation and no potential for regeneration.</p> <p>Conclusion: "Other settlement" / "Other village"</p>

Tollerton

Settlement and current position in settlement hierarchy	<p>Tollerton</p> <p>Other Village</p>
Population	2,486 residents live in 1,049 households
Households	% of RBC population = 2%
% of RBC population	Note: Population and households are for Tollerton Ward
Compact and Connected Neighbourhoods (20-minute neighbourhood concept)	<p>Green space located at Tollerton Open Space and Edwalton Golf Centre. PRoW into the Green Belt.</p> <p>Bus service to Nottingham, West Bridgford, Radcliffe-on-Trent and surrounding villages.</p> <p>There are some services in Tollerton, including one primary school, post office, convenience store, petrol station, village hall, restaurant and pub.</p>

	The nearest bank is in West Bridgford (6km; 15 mins direct bus one-way) and the nearest large supermarket is in Edwalton (2km; 2 mins direct bus one-way). The nearest library, leisure centre, optician and dentist are in Keyworth (3.5km; 10 mins direct bus one-way). The nearest secondary schools and Sixth Forms are in Keyworth (3.5km; 10 mins direct bus one-way) and Edwalton (4km; 5 mins direct bus one-way). The nearest GP surgery and pharmacy is in Gamston (3km; 5mins direct bus one-way).
AECOM accessibility score	Medium level (total score of 141.05).
Character	Land surrounding Tollerton is of a rural character but with some urban influence. The village is located within the South Nottinghamshire Farmlands Regional Character Area and the Cotgrave and Tollerton Village Farmlands Policy Zone. There is a cluster of six grade II listed buildings in the older part of the village which has linear plan form centred on Tollerton Lane. There is an area of private parkland to the northeast of Tollerton associated with the Hall. 20th Century residential development is located to the north of the A52 and west of Tollerton Lane. The railway, A52 and A606 Melton Road transport corridors locally reduce perceptions of tranquillity.
Constraints	Grade 2 agricultural land. Medium risk of surface water flooding to the north associated with an unnamed watercourse. Flood Zones 2 & 3 to the east of Tollerton Lane associated with The Lake and Polsner Brook running north-south. Green Belt.
Infrastructure	<p>Some services in the village and accessibility via public transport to Nottingham, West Bridgford and Radcliffe-on-Trent. A-road and public transport access nearby retail park at Edwalton Wheatcroft. Not in proximity to the M1 motorway. Lack of access to rail services within the local area. Lack of access to tram services. Access to A52 and A606.</p> <p>The nearest hospital, Queen's Medical Centre, is approximately 5.6km away and provides acute healthcare services</p> <p>Community facilities within 30-minute travel time by public transport, walking or cycling:</p> <p>GP, pharmacy, dentist, optician, primary school, secondary school, Sixth Form, post office, convenience store, pub, cafes, library, leisure centre, community hall, bank, superstore and green infrastructure.</p>

Regeneration	<p>In 2019 the LSOA covering Tollerton (Rushcliffe 012B) was ranked 32,260 out of 32,844 and amongst the 10% least deprived neighbourhood in England. Compared with its previous ranking in 2015, the LSOA's ranking has only risen by over 200 indicating a small decrease in deprivation in the area compared to others in the country.</p> <p>Tollerton is a relatively affluent village, compared to other areas in Rushcliffe, and not in need of regeneration and the AECOM Growth Study concludes that there is little potential for regeneration at Tollerton. East of Gamston is allocated for up to 4000 homes, around 20 hectares of employment development, a neighbourhood centre and other community facilities.</p>
% of jobs in LPA	2.3% Low (ward data (including Nottingham City Airport))
Commentary	An 'Other village' in the Local Plan with some services. Constrained by the Green Belt.
Conclusions	<p>Small settlement of about 2,500 residents with medium accessibility and no potential for regeneration.</p> <p>Conclusion: "Other settlement" / "Other village"</p>

Appendix B: Data Sources

Resident population of settlement	ONS 2021 Census data
Number of households in settlement	
Accessibility to specified services	Nottinghamshire County Council
Accessibility Score for settlement as set out in AECOM Growth Options Study	Greater Nottingham Growth Options Study July 2020
Regeneration	Greater Nottingham Growth Options Study July 2020 Index of Multiple Deprivation National Statistics, DLUHC
% of total jobs within settlement in comparison to whole Borough, as at 2021	Business Register and Employment Survey (NOMIS, ONS) 2021 data.