

Preferred approach: Site Selection Report

Appendix A – Broxtowe

December 2022



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1. Introduction

1.1. This appendix should be read in conjunction with the Site Selection Document - Main Report, which sets out the approach that has been taken to site selection.

1.2. This appendix provides details of the site selection process for Broxtowe Borough Council. It includes a series of Site Schedules which present the information and supporting material for each Reasonable Alternative site that has been considered. For each site, two key decisions have been made. Firstly, whether the site could be allocated for strategic development. This decision is taken with reference to the site in isolation. This includes considering whether:

- the site has practical and achievable means of access to the public highway;
- if the site is within the Green Belt, there are defensible features which could be used to define the boundary of the Green Belt;
- the site is being promoted for development;
- there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
- a significant portion of the site is at risk of flooding;
- development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape, flooding).

1.3. Secondly, consideration has been given as to whether a site should be allocated for strategic development. This is a comparative exercise between the sites being considered.

1.4. For Broxtowe Borough the assessment of the Reasonable Alternatives has shown that there are twenty-three (all sites in site selection document) Reasonable Alternative sites as set out below:

| Reference | Name of site | Site Assessment page number |
|-----------|--|-----------------------------|
| B02.1PA | West of Moorgreen | 8 |
| B03.1PA | West of Hucknall | 15 |
| B03.2PA | West of Bulwell | 22 |
| B04.1PA | East of M1 / Watnall | 28 |
| B04.2PA | North of Watnall | 35 |
| B05.1PA | East of Nuthall | 42 |
| B06.1PA | East of Awsworth | 49 |
| B06.2PA | Bennerley Disposal Point Land Between A610 and Gin Close Way | 55 |
| B07.1PA | North of Trowell | 61 |

| Reference | Name of site | Site Assessment page number |
|------------------|--|------------------------------------|
| B08.1PA | Catstone Green | 68 |
| B08.2PA | West of Coventry Lane | 76 |
| B08.3PA | Land West of Woodhouse Way | 84 |
| B08.4PA | Field Farm | 91 |
| B09.1PA | Land at Hill Top Farm, Stapleford | 97 |
| B09.2PA | North of Toton | 105 |
| B09.3PA | Toton Strategic Location for Growth | 113 |
| B09.4PA | Chetwynd Barracks | 121 |
| B09.5PA | West of Chilwell Lane, Bramcote | 128 |
| B10.1PA | Land between Eastwood and Kimberley | 135 |
| B11.1PA | Boots | 142 |
| BBC-EMP-19 | Land at New Farm, Nuthall | 148 |
| BBC-EMP-20 | Land at Nuthall | 153 |
| BBC-EMP-21 | Land North of Nottingham Business Park | 159 |

1.5. Not all of the sites submitted through the call for sites for the Growth Options Study (2020), the Greater Nottingham Strategic Plan Growth Options consultation, the SHLAA process and the Employment Land Study (2021) have been assessed as Reasonable Alternatives. A sieving exercise considered the initial pool of sites and removed unsuitable sites through the application of a traffic light (or RAG rating) process to leave a shortlist with a “green rating” (details are set out in the main Site Selection Report and in the Sustainability Appraisal of the Preferred Approach). For Broxtowe, sites were not assessed if they were not of strategic size. These sites would be subject to consideration at Part 2 Local Plan review stage.

1.6. Out of the twenty-three sites, four relate to existing strategic allocations, as follows:

- Boots (B11.1PA) is an existing strategic allocation in the Aligned Core Strategy which has been granted planning permission (14/00515/OUT) with the reserved matters (21/00672/REM) for this pending determination.
- Field Farm (B08.4PA) is an existing allocation in the Aligned Core Strategy. The site has been granted planning permission and is under construction but not substantially completed. The site schedule cross

refers to the planning permissions as the issues covered by the site schedules have already been considered through the planning application process.

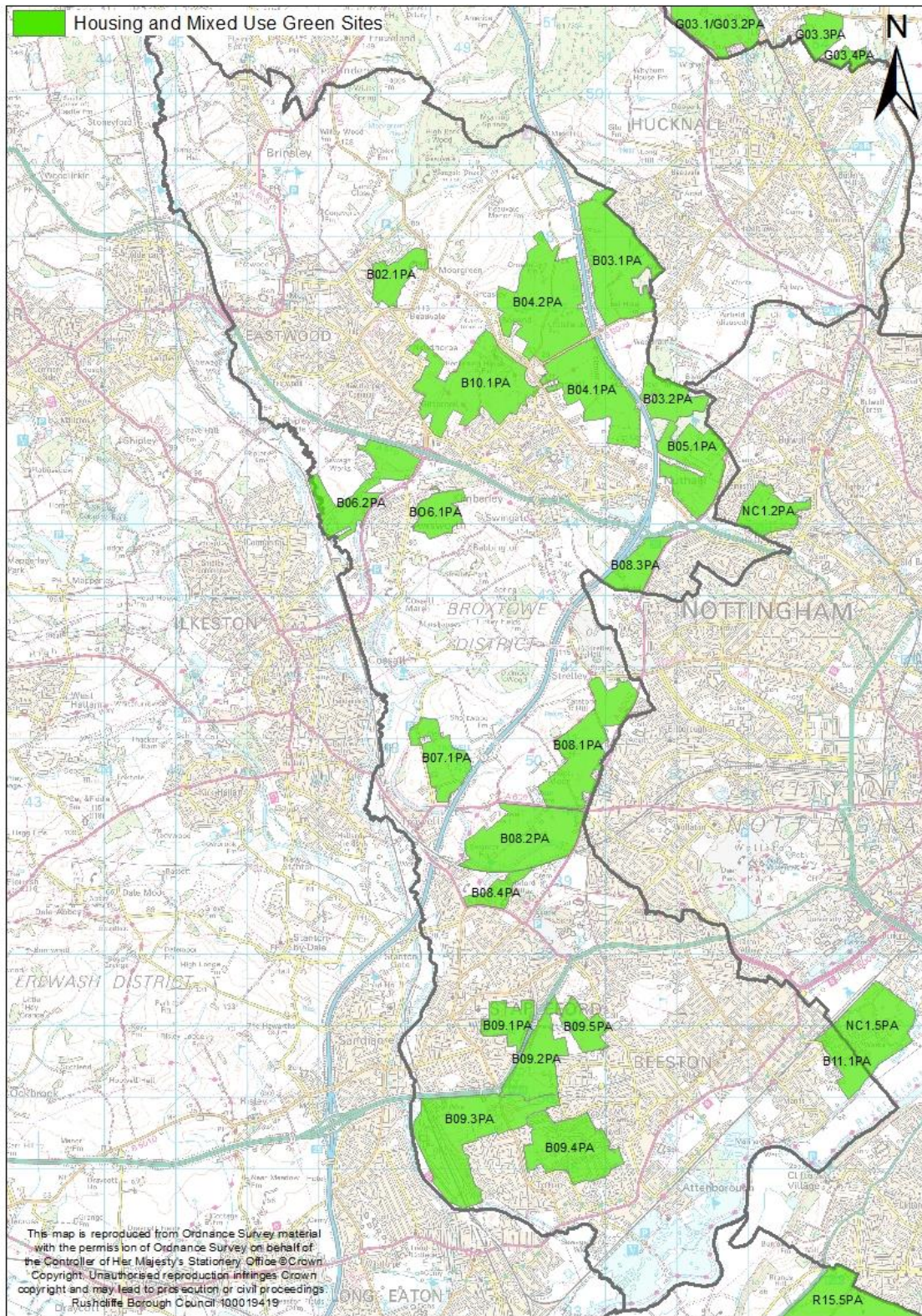
- Toton Strategic Location for Growth (B09.3PA) is a strategic site which was identified for growth in the Aligned Core Strategy and then allocated for development within the Part 2 Local Plan. The Part 2 Local Plan identifies that the site has an overall capacity of around 3000 homes and it is considered that between 1400 and 1700 can be delivered up to 2038.
- Chetwynd Barracks (B09.4PA) is an existing allocation in Broxtowe's Part 2 Local Plan and an outline planning application for the site is expected in the near future. The Part 2 Local Plan identifies that the site has capacity for 1,500 new homes and it is considered that these can be delivered within the Strategic Plan period up to 2038.

- 1.7. Sixteen housing/ mixed use sites and three employment sites have been assessed which are not subject to existing allocations. In respect of the housing/ mixed use sites, it is concluded that further strategic allocations are not required due to the allocations at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks.
- 1.8. Development has commenced at **Field Farm, Stapleford** and planning permission has been granted for development at **Boots**. These are existing allocations in the Aligned Core Strategy and it is proposed to carry these allocations forward in the Strategic Plan.
- 1.9. At **Toton Strategic Location for Growth** and **Chetwynd Barracks**, the housing numbers have been increased above those allocated in the Part 2 Local Plans. This is due to the plan period of the Strategic Plan extending to 2038. The housing numbers align with the capacity figures identified in the Part 2 Local Plan and it is considered that these sites form sustainable locations for growth.
- 1.10. In respect of the employment sites, it is proposed that there will be a significant level of employment at the **Toton Strategic Location for Growth** which would support the aspirations of the East Midlands Development Corporation. There is not, however, justification or need for any further new strategic employment sites. Notwithstanding this, the Councils have recently undertaken a "call" for strategic distribution sites and the approach to large strategic distribution development will be addressed at the next stage of plan preparation.
- 1.11. In conclusion, the Preferred Approach includes four strategic allocations within Broxtowe Borough as follows:-
 - Boots: Existing allocation.

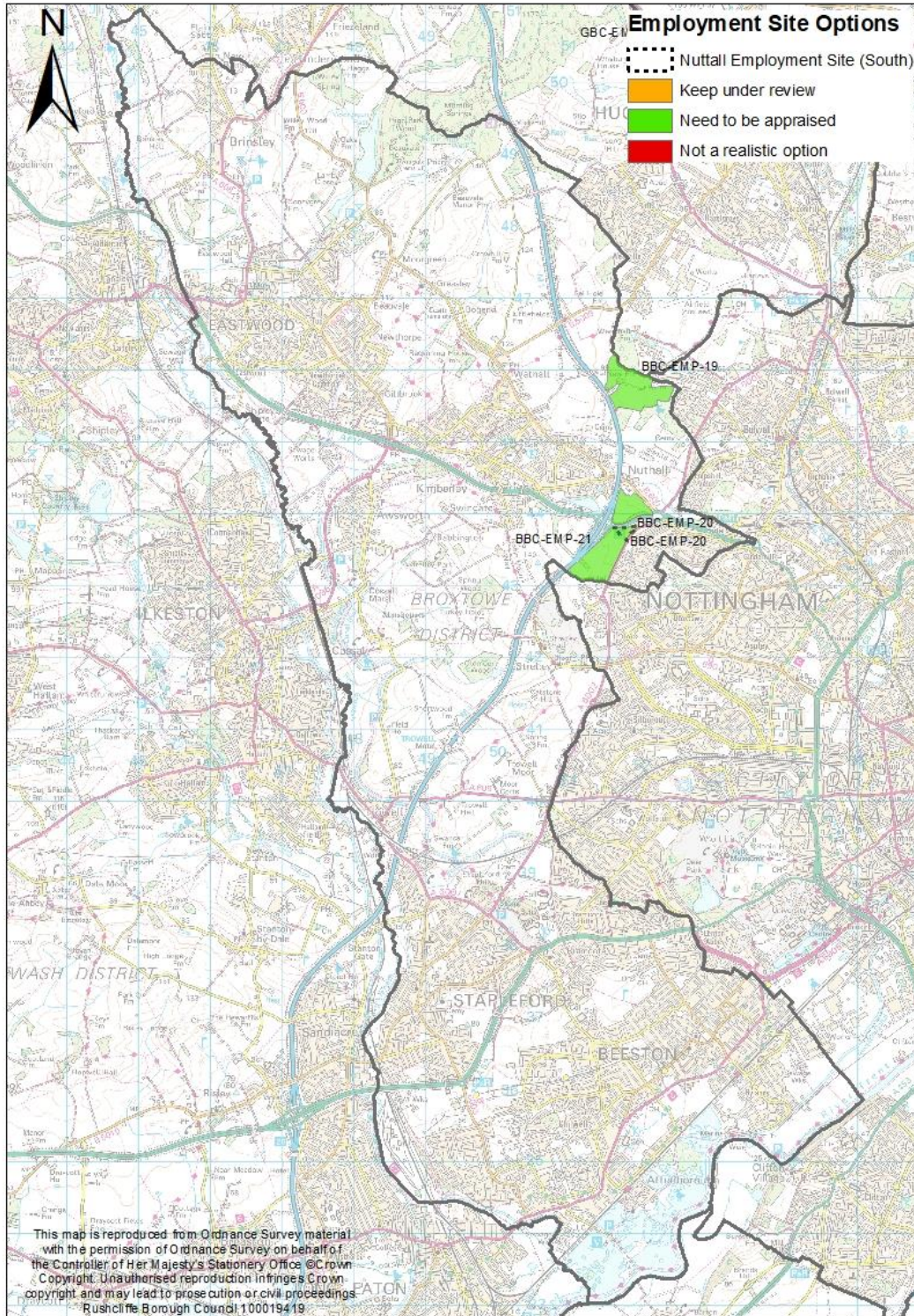
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- Field Farm: Existing allocation.
- Chetwynd Barracks: Existing allocation with additional growth identified (1500 homes).
- Toton Strategic Location for Growth: Existing allocation with additional growth identified (1400- 1700 homes).

Map of Reasonable Alternative Sites in Broxtowe Borough (Housing and mixed use)



Map of Reasonable Alternative Sites in Broxtowe Borough (Employment)

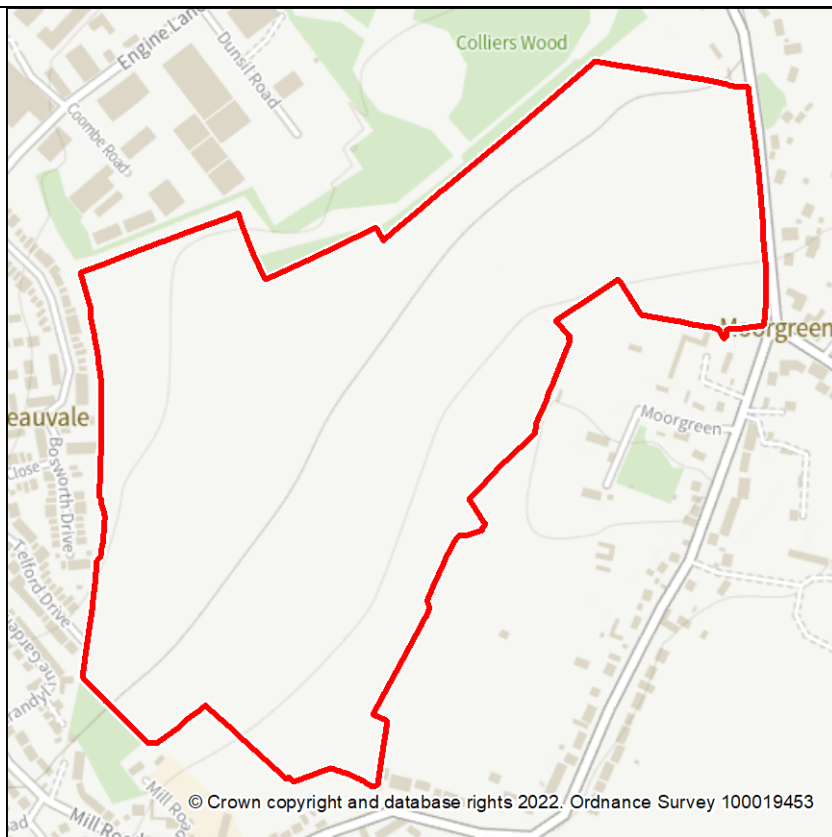


B02.1PA: West of Moorgreen

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|---|
| Factors | |
| SHLAA reference | 0204 (Part of Site) 0208 (Part of Site) |
| Size | 33.12 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site is in the Green Belt. Development would require careful design and implementation to integrate it successfully with the wider landscape. Presently there is insufficient road access to the site and additional land would be required to provide one. Tribal Sustainable Locations for Growth Report (2010) concluded that the northeast of Eastwood was a suitable direction for growth. Issues to be considered would include access and the impact on the countryside. |
| Growth Options Study Conclusions | Site falls within Broad Area B02: Eastwood Extension. Potential area for strategic growth - Accessibility levels (including proximity to Langley Mill station) would help to support new strategic growth in this location. The sites and identified area provide sufficient land capable of delivering the smallest strategic growth typology (urban extensions). However, any such urban extensions would need to carefully consider the landscape constraints identified. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins key settlement. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary education.</p> <p>The closest Primary School is within 204m of the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists 877m from the site and a Doctors within 972m from the site.</p> |
| Blue and Green Infrastructure | There is 1 Open Space within the site which is 0.06% (0.02ha) of the site. |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are within close proximity of the site: Hall and Community Centre (229m from the site) Leisure Centre (3133m from the site) Library (3133m from the site) Open Spaces x5 (closest is 0m from the site) Pubic House (34m from the site)</p> |
| Other | Coal Referral Area High Risk - 99.74% (33.03ha) of site in development high risk area. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Area 12 (score 9/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: 1.19% (0.39ha) of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 0m from the site. Accessibility: |

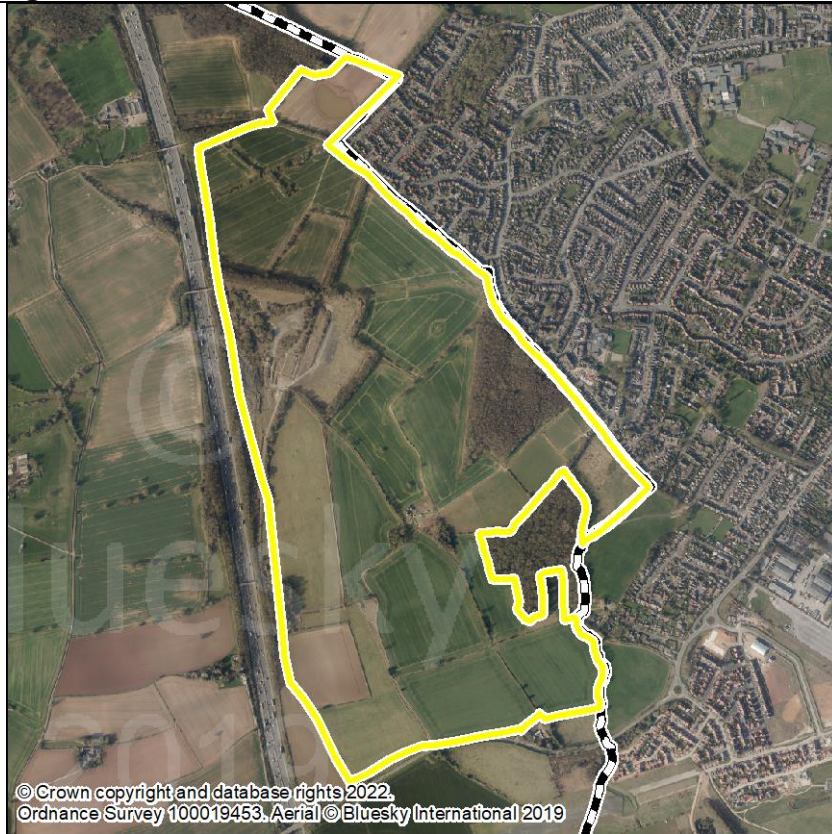
| Topic | Commentary |
|-----------------------------|--|
| | There are 2 Public Rights of Way within the site and there 2 are within 50m of the site. |
| Flood Risk | <p>Surface Water Flooding: 4.77% (1.58ha) of site in Surface Water Flood Map 1 in 100 4.77% (1.58ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding: 100% (33.12ha) of site in < 25% (Superficial Deposits Flooding)</p> |
| Natural Environment | <p>Agricultural Land Classification: 13.35% (4.42ha) of site in URBAN and 86.65% (28.69ha) of site in GRADE 4.</p> <p>Local Nature Reserves: 0.32% (0.1ha) if site</p> <p>Local Wildlife Sites: There is a Local Wildlife Site within 100m of the site.</p> |
| Historic Environment | <p>Listed Buildings: There are 3 Listed Buildings within 100m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets but might impact upon their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates f</p> <p>Local Interest Buildings: There are 4 Local Interest Buildings within 50m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets but might impact upon their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> |

| Topic | Commentary |
|--|--|
| | <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>The Growth Options Study: Ranking: Amber: The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland.</p> <p>The area of search is representative of the surrounding rural area. There is scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW including long distance footpaths indicate recreational value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are available. Existing blocks of woodland, links to Sherwood Forest, coal mining, DH Lawrence and the Midland Railway all provide opportunities to create a distinct sense of place in a new settlement. There is potential for coalescence with Greasley and Watnall to the east and south east. Additionally there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west. The road network including the B600 acts as a defensive barrier, along with existing field boundaries. Potentially suitable for development away from steep slopes. Generally the areas adjacent to Eastwood are most suitable for development.</p> <p>Broxtowe Borough Council's Landscape and Visual Impact Assessment scored the site (LS37) as follows:</p> <p>Landscape value – Amber Visual Value – Green Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Amber Valley Borough Council considers that the site would not have any material impact on Amber Valley.</p> |

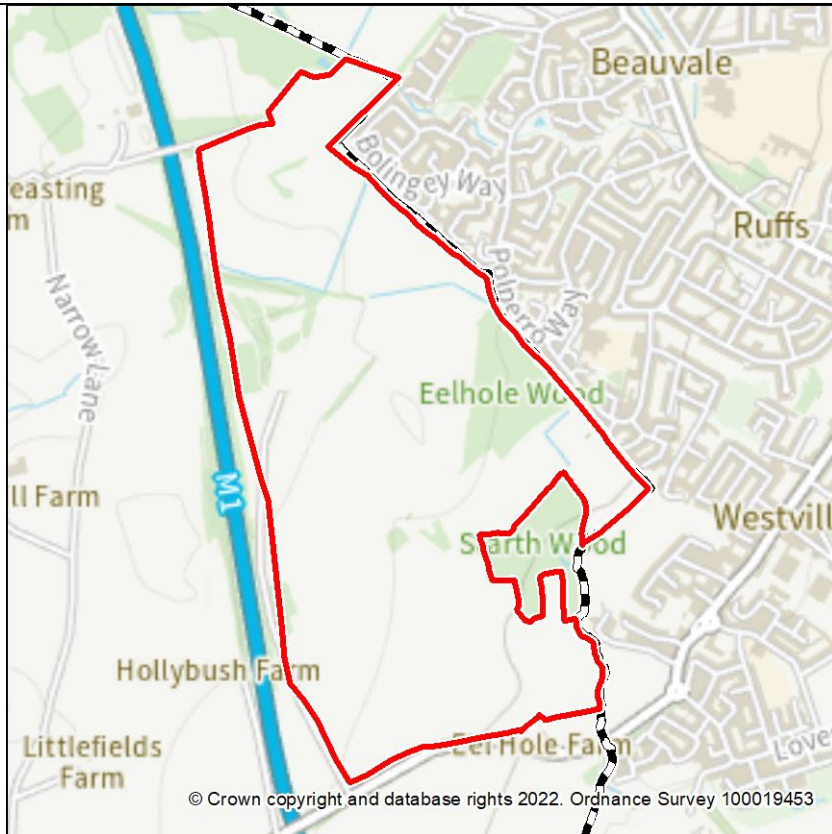
| Topic | Commentary |
|-------------------|---|
| | <p>Mr C Nott supports development for reasons including that it is enclosed by the existing road network and there are employment opportunities in immediate proximity.</p> <p>Persimmon Homes supports development as it is ‘good strategic urban extension opportunity’.</p> <p>Campaign to Protect Rural England opposes development due to one or more of the following factors’: local amenity value; landscape value and sensitivity; risk of coalescence; ‘a Green Belt or remote location’; and remoteness from services and sustainable travel options.</p> <p>Two local residents support development as they would be ‘logical infill developments’ and well connected to the local road network. Two other residents support development because it ‘does not involve building on greenbelt’. One of these residents also supports it because it is ‘near City/employment or tram stops’; the other because it does ‘not add to traffic congestion on roads such as A52 since near tram’.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B03.1PA: West of Hucknall

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|---|
| Factors | |
| SHLAA reference | 0370 (Part of Site) 0235 (Part of Site) 0251 (Part of Site) |
| Size | 120.81 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2000+ <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | There is 1 Historic Landfill Site around the site. This is within 100m of the site. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site is located within the Green Belt, whereby the Inspector at the previous Local Plan Inquiry recommended against development as did the Tribal report into Sustainable Urban Extensions in this location. Small areas of this site, those that abut Hucknall, may come forward in the future for small scale sites. However development of large parts of the site would lead to coalescence of settlements with other constraints including adjacent Local Wildlife Site (LWS), landscape and accessibility. The majority of the site is therefore considered to be extremely unlikely to come forward for large scale residential development. |
| Growth Options Study Conclusions | Site falls within Broad Area B03: Northwest of Bulwell. Summary concludes it has Low Potential for strategic growth. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins Hucknall sub regional centre. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential constraints in secondary education.</p> <p>There are 11 Schools within Close Proximity of the site. 8 of these are Primary Schools and 3 of these are Secondary Schools.</p> <p>The closest Primary School is 314m from the site and the furthest Primary school is 957m from the site.</p> <p>The closest Secondary School to from the site is 196m and the furthest Secondary School is 849m from the site.</p> <p>There is 1 Secondary School within close proximity of the site. This is 808m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> |
| Blue and Green Infrastructure | <p>Open Spaces: There are 2 Open Spaces within the site. The smallest is 0.19% (0.23ha) and the largest is 4.95% (5.98ha).</p> <p>Proposed Green Infrastructure Corridors: There are 2 Proposed Green Infrastructure Corridors within the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 7 Community Facilities within close proximity of the site: Hall and Community Centre x1 (1809m from the site)</p> |

| Type | Comments |
|-------|---|
| | Leisure Centre x1 (2003m from the site) Library x1 (124m from the site) Open Spaces x3 (all 0m from the site) Public House x1 (674m from the site) |
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-------------------|--|
| Green Belt | Site falls within Broad Area 22 (score 10/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |

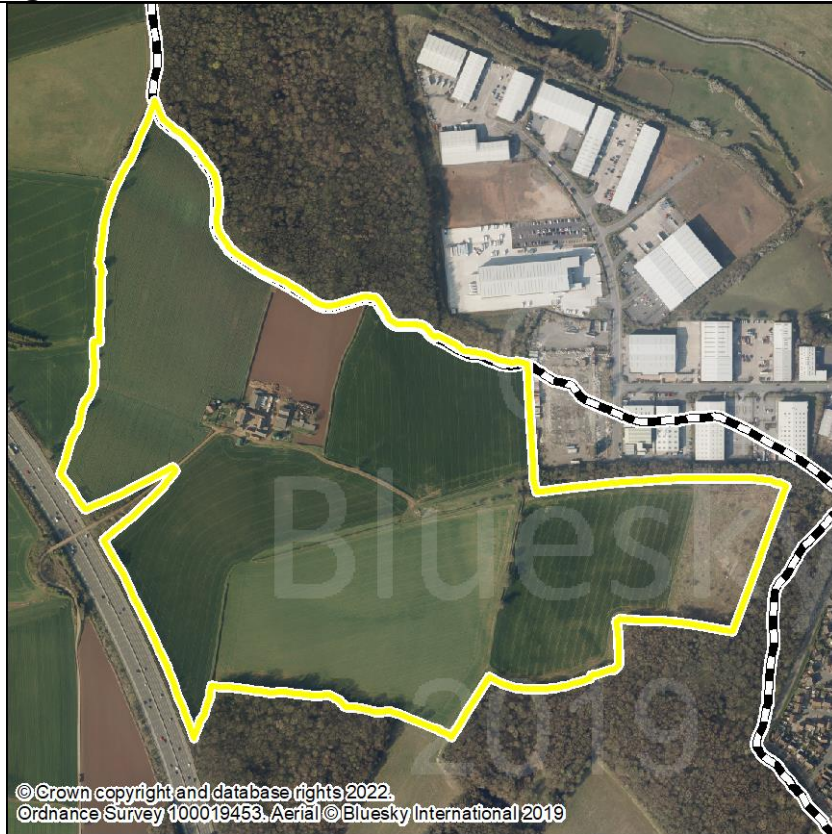
| Topic | Commentary |
|----------------------------------|--|
| Impact on Air Quality | <p>The site is not part of an Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 0.31% (0.37ha) of site in NO2 Agglomeration Zone.</p> |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>Public Transport: There are 5 Bus Stops within close proximity of the site. The closest is 2m from the site and the furthest is 42m from the site.</p> <p>Access: There are 4 Public Rights of Way within the site. There are 3 Public Rights of Way around the site (2 are within 50m of the site and 1 is within 250m of the site).</p> |
| Flood Risk | <p>Surface Water Flooding: 1.77% (2.14ha) of site in Surface Water Flood Map 1 in 30 7.41% (8.95ha) of site in Surface Water Flood Map 1 in 100 7.41% (8.95ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>Ground Water Flooding: 17.46% (21.1ha) of site in <25% (Clearwater) 17.92% (21.65ha) of site in <25% (Clearwater and Superficial Deposits Flooding) 64.62% (78.09ha) of site in >=25% <50% (Clearwater)</p> <p>Detailed River Network: Surface Watercourse (Lake/Reservoir) dissects site for 6.69m Surface Watercourse (Tertiary River) dissects site for 102.94m</p> |
| Natural Environment | <p>Agricultural Land Classification: 6.42% (7.75ha) of site in URBAN 33% (39.86ha) of site in GRADE 2 60.59% (73.2ha) of site in GRADE 3</p> <p>Ancient Woodland: 0.05% (0.06ha) of site in Watnall Coppice 4.95% (5.99ha) of site in Eelhole Wood</p> <p>Local Wildlife Sites: There are 4 Local Wildlife Sites within the site. The smallest is 0.11% (0.13ha) and the largest is 10.4</p> |

| Topic | Commentary |
|---------------------------------|---|
| | <p>(12.56ha) of the site. There is 1 Local Wildlife Site around the site and this is within 250m of the site.</p> <p>Tree Preservation Orders: 0.11% (0.13ha) of site in Watnall Coppice 4.78% (5.78ha) of site in Eel Hole Wood</p> |
| Historic Environment | <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green: Relatively flat arable land east of the M1 motorway and west of Bulwell. This is a typical rural landscape with low scenic quality. the presence of the M1 motorway is a detractor and locally detracts from perceptions of tranquility. The area of search contains a limited network of PROW indicative of recreational value. Woodland includes ancient woodland which has conservation value. Fields are enclosed by hedgerows, limiting long views in this relatively flat landscape. There are opportunities to tie in existing woodland including ancient woodland on the area of search boundaries. The B6009 to the south is the only defensive barrier within the area of search, otherwise development would be constrained by field boundaries. The area north of the B6009 would be more suitable for development due to its proximity to the existing settlement. There is risk of coalescence with Watnall and Nuthall if all of the area is developed. This should be avoided. Suitable for development, if coalescence with Watnall and Nuthall is avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS31 – Land West of Bulwell (which covers the site) as:</p> <p>Landscape value – Amber Visual Value – Green Landscape Susceptibility – Amber</p> |

| Topic | Commentary |
|------------------------------|--|
| | <p>Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity - Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | <p>Aslockton Parish Council supports development at sites ‘close to the City of Nottingham and its suburbs’ (although particular sites/areas are not referred to).</p> <p>Two local residents oppose development as it would represent urban sprawl into the Green Belt, unless the site was ‘extended to the south’.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B03.2PA: West of Bulwell

Satellite Image



Map



| | |
|---|---|
| Factors | |
| SHLAA reference | 0255 (Part of Site) |
| Size | 23.54 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 units <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | Historic Landfill Sites: 0.06% (0.02ha) of site in Land off Dabell Avenue/Matrixgrade (Blenheim Industrial Estate, Matrixgrade, Nottingham). |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Tribal Sustainable Locations Report considered North East of Kimberley as potential direction for growth but only for small urban edge infill opportunities. The site of this scale is not well related to Kimberley/Watnall and would erode an important Green Belt gap. The site it is also adjacent to three Sites of Importance for Nature Conservation and a Site of Specific Scientific Interest. Previously proposed HS2 line to dissect the site which would create noise issues and reduce the developable space. The site is therefore considered to be unsuitable for housing development. |
| Growth Options Study Conclusions | Site falls within Broad Area B03: Northwest of Bulwell. Summary concludes it has Low Potential for strategic growth. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education. Potential capacity constraints in secondary education.</p> <p>The Bulwell Academy is 972m from the site.</p> |
| Health | Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs. |
| Blue and Green Infrastructure | Proposed Green Infrastructure Corridors: 2 Proposed Green Infrastructure Corridors dissect the site and there is a further Proposed Green Infrastructure Corridor within 100m of the site. |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are within close proximity of the site: Hall and Community Centre (309m from the site) Leisure Centre (1396m from the site) Library (1629m from the site) Open Spaces x3 (the closest is 0m from the site) Public House (668m from the site)</p> |
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Areas 23 (score 12/20) and 24 (11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area NO2 Agglomeration Zone: 0.34% (0.14ha) of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 114m from the site. Accessibility: |

| Topic | Commentary |
|---------------------------------|--|
| | There are 2 Public Rights of Way which dissect the site and; 2 Public Rights of Way within 50m of the site; and 1 Public Rights of Way within 100m of the site. |
| Flood Risk | <p>Surface Water Flooding (2) 0.87% (0.2ha) of site in Surface Water Flood Map 1 in 100 0.87% (0.2ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding (2) 26.86% (6.32ha) of site in >= 25% <50% (Clearwater) 73.14% (17.22ha) of site in < 25% (Clearwater)</p> |
| Natural Environment | <p>Agricultural Land Classification: 45.07% (18.44ha) of site in GRADE 3 54.93% (22.46ha) of site in GRADE 2</p> <p>Ancient Woodland: 0.04% (0.2ha) of site in Bulwell Wood</p> <p>Local Wildlife Sites: 0.88% (0.36ha) of site in 'an interesting wooded disused railway supporting a valuable and rather calcareous ground flora'. There are also 3 Local Wildlife Sites within 50m of the site and 1 Local Wildlife Site within 250m of the site.</p> <p>SSSI: There are 2 SSSIs within 50m of the site.</p> |
| Historic Environment | <p>Local Interest Buildings: 0.14% (0.06ha) of site in New Farm.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields. A limited network of PRow provides recreational value. The landscape is</p> |

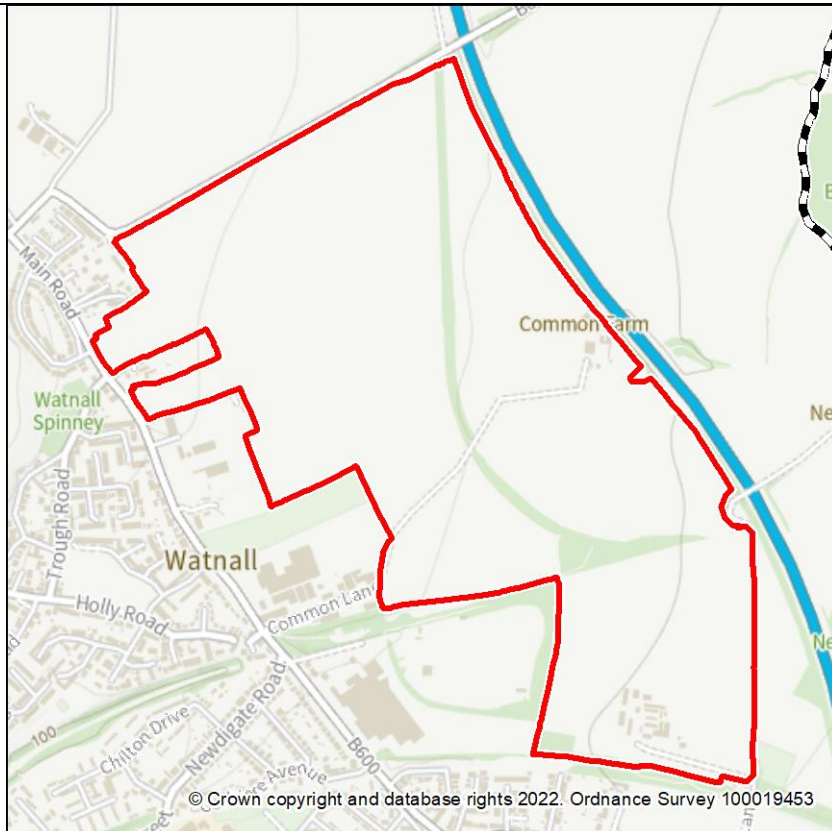
| Topic | Commentary |
|------------------------------|---|
| | <p>typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Ancient woodland on the edges of the site and vegetation associated with the dismantled railway are indicative of conservation value. Views are limited to field extents by hedgerows. Woodland within the area of search along the route of a dismantled railway has potential to be tied into development. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape value – Amber Visual Value – Amber Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | Aslockton Parish Council supports development at sites ‘close to the City of Nottingham and its suburbs’ (although particular sites/areas are not referred to). |
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B04.1PA: East of M1 / Watnall

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0424 (Part of Site) |
| Size | 102.79 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2000-2500 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | There is a Historic Landfill Site within the site. This is 0.07% (0.07ha) of the site. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Site is located within the Green Belt. The Inspector at the previous Local Plan Inquiry (2003) recommended against development as did the Tribal report into Sustainable Urban Extensions in this location. Sustainable Locations for Growth report suggested more limited development on the edge of Kimberley/Watnall could be utilised. Small areas of this site, those that abut Watnall, may come forward in the future for small scale sites. However development of large parts of the site would lead to coalescence of settlements and is extremely unlikely to come forward for large scale residential development. |
| Growth Options Study Conclusions | Site falls within Broad Area B04: Watnall Extension. Potential area for strategic growth: The identified area and submitted site would represent an infilling of the land between Watnall/Kimberley and the M1. The area has potential for extending the development of Kimberley as a housing and employment location. However, any development would need to carefully consider the landscape constraints identified and relationship with M1. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins key settlement. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary education.</p> <p>The closest primary school is 585m from the site and the closest secondary school is 709m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists 939m from the site and a Doctors 906m from the site.</p> |
| Blue and Green Infrastructure | <p>Open Spaces: There is 1 Open Space within the site. This is 0.14% (0.14ha) of the site.</p> <p>Proposed Green Infrastructure Corridors: There are 2 Proposed Green Infrastructure Corridors within the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are within close proximity of the site: Hall and Community Centre (445m from the site) Leisure Centre (657m from the site) Library (984m from the site)</p> |

| Type | Comments |
|-------|--|
| | Open Spaces (3 are 0m from the site; 1 is 8m from the site; and 1 is 55m from the site) Public House (51m from the site). |
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-----------------------|--|
| Green Belt | Site falls within Broad Area 17 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. |

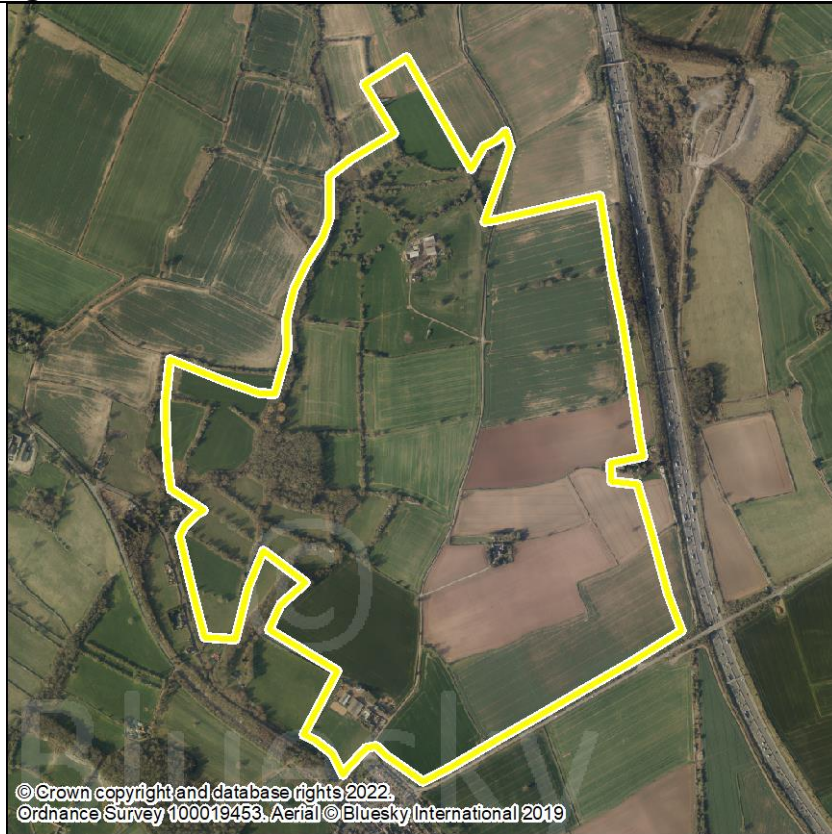
| Topic | Commentary |
|----------------------------------|--|
| | NO2 Agglomeration Zone: 0.27% (0.28ha) of site in NO2 Agglomeration Zone |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>Public Transport: The closest bus stop is 11m from the site.</p> <p>Access: There are 4 Public Rights of Way within the Site and there are 5 Public Rights of Way within 50m of the site.</p> |
| Flood Risk | <p>Surface Water Flooding - 0.06% (0.06ha) of site in Surface Water Flood Map 1 in 30 3.06% (3.15ha) of site in Surface Water Flood Map 1 in 100 3.06% (3.15ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding - 2.48% (2.55ha) of site in >= 25% <50% (Clearwater) 70.56% (72.53ha) of site in < 25% (Clearwater)</p> |
| Natural Environment | <p>Agriculture Land Classification - 0.96% (0.99ha) of site in GRADE 4 99.04% (101.8ha) of site in GRADE 2</p> <p>Local Nature Reserves (around the site) - Watnall Spinney (Confirmed 2012) within 100m of site</p> <p>Local Wildlife Sites (within site) - 1.55% (1.59ha) of site in Kimberley Cutting (2/71 'A disused railway with valuable wood and grassland vegetation')</p> <p>Local Wildlife Sites (around the site) - Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 50m of site New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 100m of site Newlane Pastures (5/753 Notable calcareous grasslands) within 100m of site Bulwell Wood and Pond (1/30 'An ancient deciduous woodland with a characteristic ground flora) within 250m of site</p> <p>SSSI (within site) - 0.13% (0.14ha) of site in Kimberley Railway Cutting</p> |

| Topic | Commentary |
|---------------------------------|--|
| | <p>SSSI (around site) Kimberley Railway Cutting within 50m of site Kimberley Railway Cutting within 100m of site</p> |
| Historic Environment | <p>There are 2 Listed Buildings within 50m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green:</p> <p>Ancient woodland is indicative of conservation value. Limited PRow network includes the Robin Hood Way which is indicative of recreational value. Views are limited to the extent of fields by hedgerows. Small blocks of woodland, including linear vegetation along a dismantled railway which provides an opportunity for development to tie into this as the basis for a strong green infrastructure network. The dismantled railway provides a defensible boundary, as do the field boundaries within the area of search. The western part of the area would be more suitable for development due to its proximity to the existing settlement and distance from the M1. There is risk of coalescence with Bulwell and Nuthall if all the area of search is developed. This should be avoided. Suitable for development, if coalescence with Bulwell and Nuthall is avoided. Relatively flat arable land, composed of medium to large size fields enclosed by hedges west of the M1 motorway. The presence of the M1 motorway is a detractor introducing noise and movement. Elsewhere this is a typical rural landscape with low scenic quality.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS33 – East of Main Road / South of Long Lane (which covers the site) as:</p> |

| Topic | Commentary |
|------------------------------|--|
| | <p>Landscape value – Amber Visual Value – Amber Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | <p>Knights support development for reasons including that it would maintain the physical separation of built-up areas, is well contained by physical features, would provide a mix of uses, is highly accessible and would help sustain nearby businesses.</p> <p>Two local residents oppose development because it would be isolated from the rest of Kimberley and because of concerns about air quality, unless it was developed as a ‘self-contained eco-village’. Two other residents support development at area B04 (particular sites are not referred to) because it ‘does not involve building on greenbelt’. One of these residents also supports it because it is ‘near City/employment or tram stops’; the other because it does ‘not add to traffic congestion on roads such as A52 since near tram’.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B04.2PA: North of Watnall

Satellite Image



Map



| | |
|---|--|
| Factors | |
| SHLAA reference | 0188 (Part of Site) |
| Size | 138.81 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2500+ <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Different potential issues apply to various parts of this very large site. Small parts adjacent to existing built up areas could be suitable if Green Belt policy changes, subject to the details of any proposals. However most parts would be unsuitable even if policy changed due to SSSI, landscape, accessibility, coalescence and other constraints. Possible overland flooding and flooding from the Gilt Brook may affect parts of the site. It is therefore considered that the site is very unlikely to come forward as a potential development site. |
| Growth Options Study Conclusions | Site falls within Broad Area B04: Watnall Extension. Potential area for strategic growth: The identified area would represent an infilling of the land between Watnall/Kimberley and the M1. The area has potential for extending the development of Kimberley as a housing and employment location. The identified area provide sufficient land capable of delivering the smallest typology (urban extensions). However, any such urban extensions would need to carefully consider the landscape constraints identified and relationship with M1. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage. Site is to the north of a key settlement. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | Further input would be required from Education. Potential capacity issues in secondary. |
| Health | Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs. |
| Blue and Green Infrastructure | <p>Open Spaces: 2.02% (2.81ha) of the site is an Open Space.</p> <p>Proposed Green Infrastructure Corridor: There is 1 Proposed Green Infrastructure Corridors within the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are in close proximity of the site: Halls and Community Centre (534m from the site) Leisure Centre (1395m from the site) Library (1105m from the site) Open Spaces x4 (closest is 0m from the site) Public House (203m from the site)</p> |
| Other | <p>Coal Referral Area High Risk: 11.71% (16.25ha) of site in development high risk area.</p> <p>National Character Area: 100% (138.81ha) of site in Southern Magnesian Limestone.</p> |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Area 22 (score 10/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 6m from the site. Accessibility: There is 1 Public Rights of Way within the site and there are 4 within 50m of the site. |

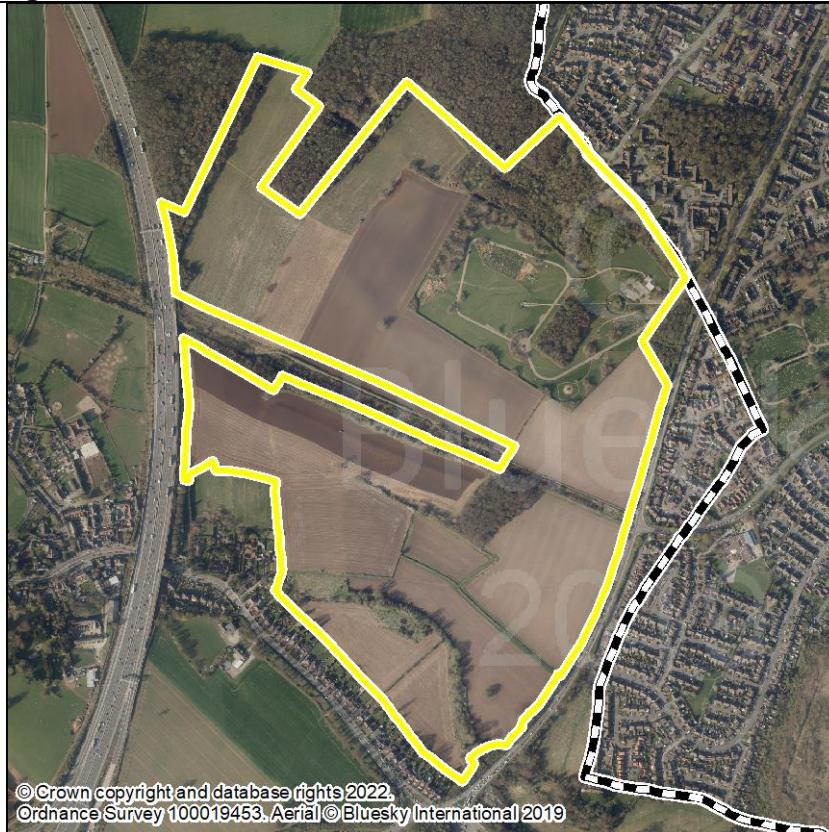
| Topic | Commentary |
|-----------------------------------|---|
| <p>Flood Risk</p> | <p>Surface Water Flooding: 1.39% (1.92ha) of site in Surface Water Flood Map 1 in 30 4.72% (6.56ha) of site in Surface Water Flood Map 1 in 100 4.72% (6.56ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding 31.88% (44.25ha) of site in < 25% (Clearwater) 68.12% (94.56ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)</p> <p>Detailed River Network (4) Below Surface Watercourse (Culvert) dissects site for 43.66m Surface Watercourse (Lake / Reservoir) dissects site for 116.46m Surface Watercourse (Secondary River) dissects site for 616.97m Surface Watercourse (Tertiary River) dissects site for 1589.41m</p> |
| <p>Natural Environment</p> | <p>Agricultural Land Classification: 8.17% (11.35ha) of site in GRADE 3 31.8% (44.13ha) of site in GRADE 4 60.03% (83.33ha) of site in GRADE 2</p> <p>Local Geological Sites (around site): There is 1 within 50m of the site and another within 100m of the site.</p> <p>Local Wildlife Sites (within site): There are 5 Local Wildlife Sites within the site. 1 of these is 0.01% (0.02ha) of the site; 1 is 1.43% (1.98ha) of the site; 1 is 2.2% (3.05ha) of the site; 1 is 5.52% (7.67ha) of the site; and 1 is 10.05% (13.95ha) of the site.</p> <p>Local Wildlife Sites (around site): There are 5 Local Wildlife Sites around the site. 1 is within 50m of the site and 4 are within 250m of the site.</p> <p>SSSI: There is 1 SSSI within the site (5.62% - 7.8ha of the site) and 2 SSSI around the site (1 is within 50m of the site and the other is within 100m of the site).</p> |

| Topic | Commentary |
|--|---|
| <p>Historic Environment</p> | <p>Listed Buildings: There is 1 Listed Building within the site and there is 1 Listed Building around the site (within 250m of the site).</p> <p>Scheduled Ancient Monuments: There is 1 Scheduled Ancient Monument around the site (within 250m of the site).</p> <p>Local Interest Buildings (within the site): There is 1 Local Interest Building within the site (0.05% - 0.07ha of the site).</p> <p>Local Interest Buildings: There are 5 Local Interest Buildings around the site (1 is within 50m of the site and 4 are within 250m of the site).</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site may harm the significance of designated or non-designated heritage assets and their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Not covered.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS34 – East of Main Road / North of Long Lane (which covers the site) as:</p> <p>Landscape value – Amber Visual Value – Green Landscape Susceptibility – Amber Visual Susceptibility – Red Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |

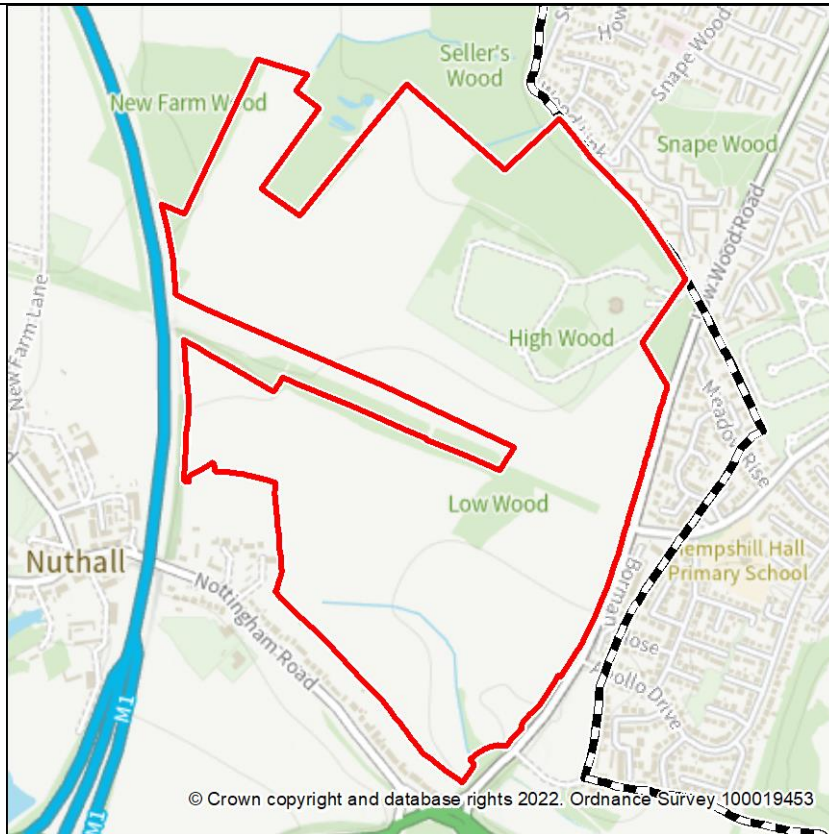
| Topic | Commentary |
|------------------------------|---|
| Consultation Response | Two residents support development at area B04 (particular sites are not referred to) because it 'does not involve building on greenbelt'. One of these residents also supports it because it is 'near City/employment or tram stops'; the other because it does 'not add to traffic congestion on roads such as A52 since near tram'. |
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B05.1PA: East of Nuthall

Satellite Image



Map



| | |
|---|--|
| Factors | |
| SHLAA reference | 0109 (Full Site) 0365 (Full Site) |
| Size | 81.00 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 1500-2000 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural (but includes cemetery) |
| Known Land Contamination | Historic Landfill Sites (around site) Sankeys Quarry (Hempshill Lane, Bulwell) (within 250m of site) |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site forms part of an important narrow Green Belt gap between Nottingham and Nuthall. Issues to be considered would include access, impact on a SINC and the risk of flooding to a small part of the site. Very unlikely to come forward as a housing site as a result. |
| Growth Options Study Conclusions | Majority of site falls within B05: Nuthall Extension. Low Potential for strategic growth. The area of search has a high incidence of absolute natural constraints, is adjacent to the Seller's Wood SSSI to the east and Bulwell Wood SSSI to the north. Area of search currently acts as a gap between Nuthall and the main built up area of Nottingham City (Bulwell). While it has defensible boundaries to the east (A6002), west (M1) and south (Junction and B600), its development is likely to lead to coalescence between Nutall and Bulwell. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins the existing main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary.</p> <p>The closest primary school is 220m and there is a Secondary School 814m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Doctors 644m from the site.</p> |
| Blue and Green Infrastructure | <p>Green Infrastructure: 0.81% (0.66ha) of site in New Farm Wood 0.87% (0.71ha) of site in High Wood 1.11% (0.9ha) of site in Sellers Wood 1.5% (1.21ha) of site in Low Wood</p> <p>Proposed Green Infrastructure: 2 Proposed Green Infrastructure Corridors dissect the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are in close proximity of the site: Halls and Community Centre (114m from site) Leisure Centre (1383m from site) Library (0m from site) Open Spaces x5 (4 of these are 0m from the site) Public House (266m from site)</p> |

| Type | Comments |
|-------|---|
| Other | National Character Area: 9.26% (7.5ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield 90.74% (73.5ha) of site in Southern Magnesian Limestone |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-----------------------|--|
| Green Belt | Site falls within Broad Area 24 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: |

| Topic | Commentary |
|----------------------------------|---|
| | 0.49% (0.4ha) of site in NO2 Agglomeration Zone |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>Public Transport: There is a bus stop 13m from the site.</p> <p>Accessibility:</p> <p>There are 2 Public Rights of Way which dissect the site and there are 2 Public Rights of Way around the site within 100m of the site.</p> |
| Flood Risk | <p>River Flooding: 0.14% (0.12ha) of site in Flood Zone 3 0.16% (0.13ha) of site in Flood Zone 2</p> <p>Surface Water Flooding: 2.3% (1.86ha) of site in Surface Water Flood Map 1 in 30 8.79% (7.12ha) of site in Surface Water Flood Map 1 in 100 8.79% (7.12ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding (2) 10.23% (8.29ha) of site in < 25% (Clearwater) 23.14% (18.74ha) of site in >= 25% <50% (Clearwater)</p> <p>Detailed River Network (2) Surface Watercourse (Secondary River) dissects site for 111.24m Surface Watercourse (Tertiary River) dissects site for 555.65m</p> |
| Natural Environment | <p>Agricultural Land Classification: 0.93% (0.75ha) of site in URBAN 18.25% (14.78ha) of site in GRADE 2 80.82% (65.47ha) of site in GRADE 3</p> <p>Ancient Woodland: 0.87% (0.7ha) of site in NEW FARM WOOD 1.1% (0.89ha) of site in SELLERS WOOD</p> <p>Local Wildlife Sites (a: within site) 0.87% (0.71ha) of site in High Wood, Nuthall 1.11% (0.9ha) of site in Seller's Wood 1.3% (1.06ha) of site in New Farm Wood 1.5% (1.21ha) of site in Low Wood</p> |

| Topic | Commentary |
|---------------------------------|--|
| | 2.04% (1.65ha) of site in Nuthall Cutting |
| Historic Environment | <p>Listed Buildings: There are 7 Listed Buildings within 250m of the site.</p> <p>Conservation Areas: The Nuthall Conservation Area is within 100m of the site.</p> <p>Local Interest Buildings: There are 4 Local Interest Buildings within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields, with a ribbon of housing in the south along the B600. A limited network of PRoW provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Views are limited to field extents by hedgerows. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS29 Land North of Nottingham Road Nuthall / South of the Dismantled Railway Nuthall/ LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> |

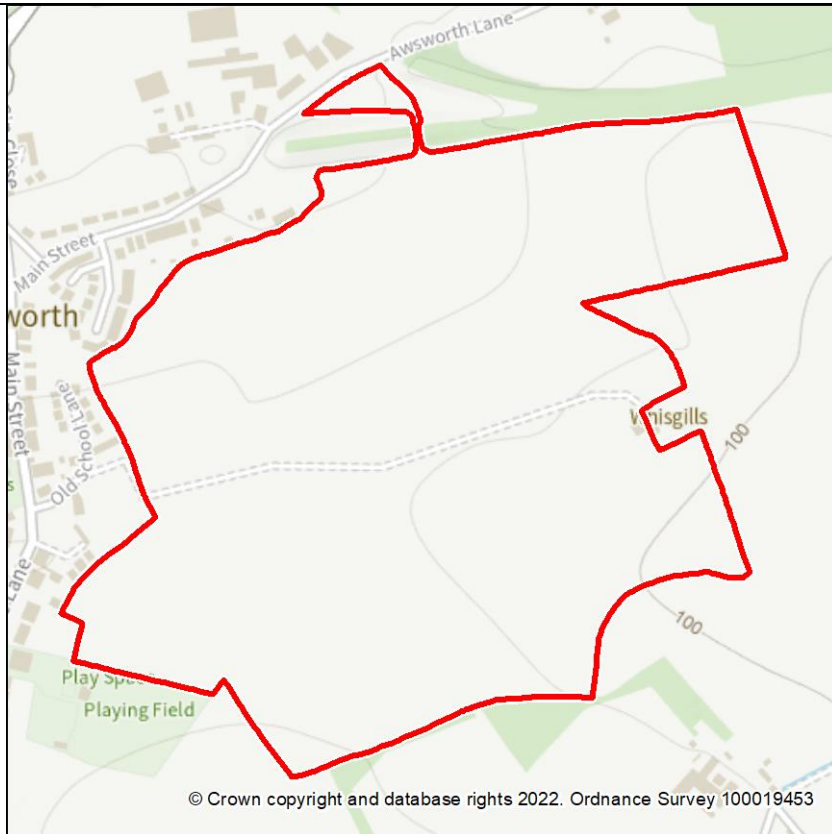
| Topic | Commentary |
|------------------------------|---|
| | <p>Landscape Value – Green / Amber Visual Value – Green / Amber Landscape Susceptibility – Amber / Amber Visual Susceptibility – Amber / Amber Landscape Sensitivity – Amber / Amber Visual Sensitivity – Green / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | <p>Aslockton Parish Council supports development at sites ‘close to the City of Nottingham and its suburbs’ (although particular sites/areas are not referred to).</p> <p>Tollerton Against Backdoor Urbanisation (TABU) supports development at (unspecified) areas at Nuthall because of good transport infrastructure.</p> <p>Two local residents oppose development because of air quality concerns due to the location close to the M1, A610 and A6002.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B06.1PA: East of Awsworth

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0194 (Part of Site) |
| Size | 33.70 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | There are 2 Historic Landfill Sites around the site. 1 is within 50m of the site and the other is within 250m of the site. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | Green Belt site with other issues such as access, neighbouring land uses, the relationships with the existing built-up area and the surrounding countryside and any impact on the Local Wildlife Site (LWS). Tribal Sustainable Locations for Growth Report (2010) concluded that the east of Awsworth could be suitable direction for growth. The Preferred Approach to Site Allocations (the Green Belt Review) 2015 concluded that a lack of defensible boundary to the east of the settlement would increase the risk of urban sprawl and was not therefore as attractive as development to the west of the settlement which was better contained by the bypass. |
| Growth Options Study Conclusions | Site falls within B06: Awsworth Extension. Potential area for strategic growth –The identified area provides sufficient land capable of delivering the smallest typology (village expansion). However, any such expansion of Awsworth would need to provide new social infrastructure and improved linkages to Ilkeston rail station. In addition, any new development would need to carefully consider its relationship with neighbouring Cossall and Swingate. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins key settlement. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary.</p> <p>The closest Primary School is 177m from the site.</p> |
| Health | Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs. |
| Blue and Green Infrastructure | There is 1 Proposed Green Infrastructure Corridor within the site. |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are in close proximity of the site: Hall and Community Centre (54m from site) Leisure Centre (1406m from site) Library (1062m from site) Open Spaces x4 (the closest is 0m from the site). Public House (44m from the site)</p> |
| Other | <p>Coal Referra Area High Risk: 56.84% (19.15ha) of site in Development High Risk Area</p> <p>National Character Area: 100% (33.7ha) of site is within a National Character Area.</p> |

Sustainability Appraisal

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

Other Factors

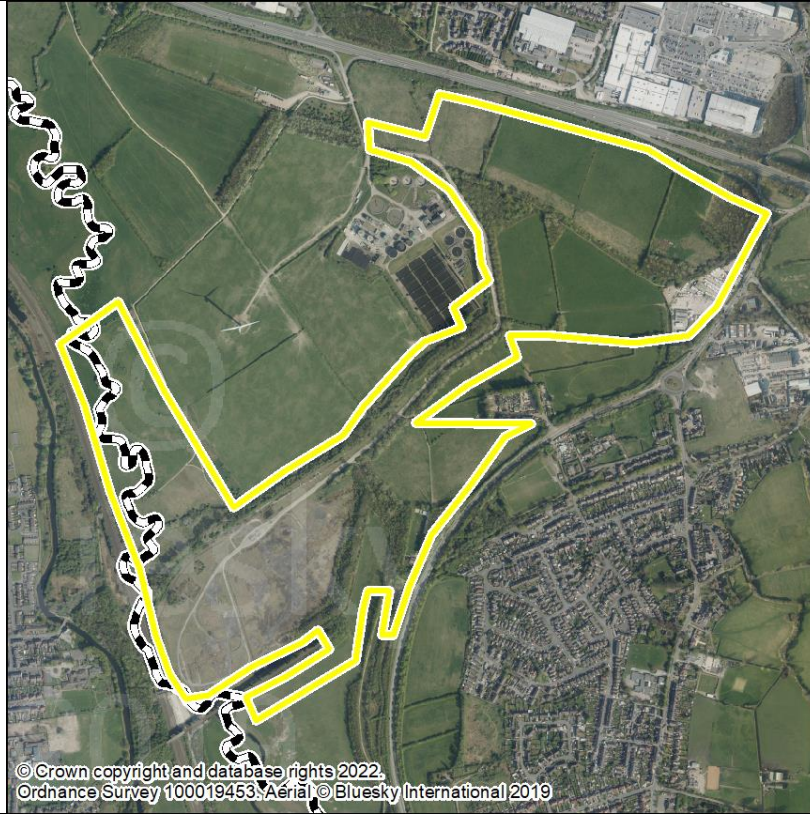
| Topic | Commentary |
|----------------------------------|---|
| Green Belt | Site falls within Broad Area 1 (score 13/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: There is a bus stop 51m from the site. Accessibility: There are 8 Public Rights of Way within the site and there are 6 Public Rights of Way within 50m of the site. |

| Topic | Commentary |
|---------------------------------|--|
| Flood Risk | <p>Surface Water Flooding: 0.01% (0ha) of site in Surface Water Flood Map 1 in 30 2.01% (0.68ha) of site in Surface Water Flood Map 1 in 100 2.01% (0.68ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding: 100% (33.7ha) of site in <25% (Superficial Deposits Flooding)</p> |
| Natural Environment | <p>Agricultural Land Classification: 100% (33.7ha) of site in Grade 4</p> <p>Local Wildlife Sites: There are 2 Local Wildlife Sites within the site. There are 2 Local Wildlife Sites sround the site. 1 is within 50m of the site and the the 1 is within 250m of the site.</p> <p>Tree Preservation Orders: There are 2 Group/Woodland Tree Protection Orders on site. 1 is 0.01% (0ha) of the site and the other is 0.03% (0.01ha) of the site.</p> |
| Historic Environment | <p>Listed Buildings: There are 3 Listed Buildings around the site. 2 are within 50m of the site and 1 is within 250m of the site).</p> <p>Local Interest Buildings: There are 3 Local Interest Buildings around the site. All 3 are within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Amber: The terrain is undulating, rising from the River Erewash floodplain to the west of the area of search. Agricultural land comprises fields which are generally medium sized and enclosed by hedgerows. A network of</p> |

| Topic | Commentary |
|------------------------------|--|
| | <p>PRoW provides recreational value. In the south of the area Away from Awsworth, the landscape is typically rural and perceptions of tranquility are high. Locally fields are enclosed by hedgerows, however undulating topography means that the area of search is relatively open with long views across the area of search. There are a number of small blocks of woodland which could provide the framework for a green infrastructure network. The area's coal mining heritage provides an opportunity for a unique development.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS20 Land to the East of Awsworth / LS21 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape Value – Amber / Amber Visual Value – Green / Green Landscape Susceptibility – Amber / Amber Visual Susceptibility – Amber / Amber Landscape Sensitivity – Amber / Amber Visual Sensitivity – Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | <p>Hall Construction Services supports development on land east of Awsworth for reasons including that it has good public transport, good access to the M1 and would not harm the purposes of Green Belt.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

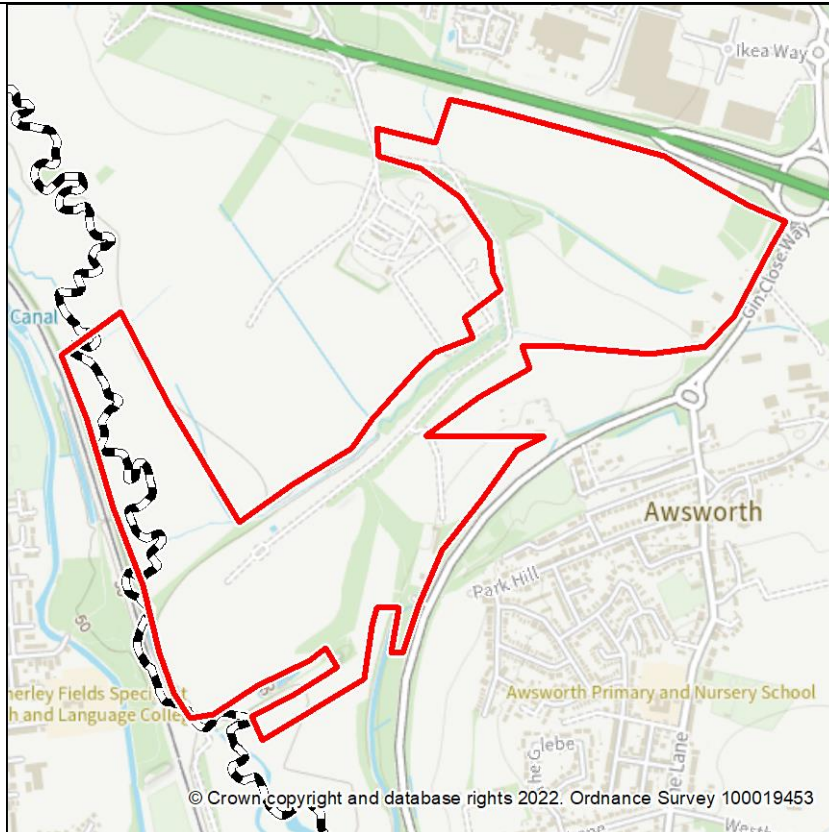
B06.2PA: Bennerley Disposal Point Land Between A610 and Gin Close Way

Satellite Image



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Map



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Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0432 (Part of Site) 0333 (Part of Site) |
| Size | 70.91 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 1000-1500 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural (but includes former disposal point) |
| Known Land Contamination | There is a Historic Landfill Site within 50m of the site and another Historic Landfill Site within 100m of the site. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site is divorced from surrounding settlements and is located within both the Green Belt and an area of flood risk. Tribal Sustainable Locations for Growth Report (2010) concluded that the north, northeast of Awsworth was not a suitable direction for growth on the grounds of the coalescence risk. This large highly visible site is in the Green Belt between the settlements of Eastwood/ Giltbrook, Awsworth and Ilkeston/Cotmanhay. The Local Plan Review 2003 Inspector considered that this site would have a damaging effect on the area's natural resources and the environmental and cultural assets due to its impact upon the Green Belt and upon the setting of the Grade II* listed Bennerley Viaduct. The Inspector considered the site to be unacceptable for development or as safeguarded land. Other constraints include public rights of way, flood risk areas and Local Wildlife Site (LWS). Tribal Sustainable Locations for Growth Report (2010) concluded that west of the Bypass in Awsworth was not a suitable direction for growth on the grounds of the coalescence risk. |
| Growth Options Study Conclusions | Site falls within B06: Awsworth Extension. Potential area for strategic growth –The identified area provides sufficient land capable of delivering the smallest typology (village expansion). However, any such expansion of Awsworth would need to provide new social infrastructure and improved linkages to Ilkeston rail station. In addition, any new development would need to carefully consider its relationship with neighbouring Cossall and Swingate. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site is north west of key settlement. |

| | |
|-------------------------------------|--|
| Factors | |
| Viability and deliverability | The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary.</p> <p>The closest Primary School is 557m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Doctors 523m from the site.</p> |
| Blue and Green Infrastructure | <p>Proposed Green Infrastructure Corridors: There are 5 Proposed Green Infrastructure Corridors within the site and 1 Proposed Green Infrastructure Corridor within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are in close proximity of the site: Halls and Community Centre(295m from the site) Leisure Centre (1930m from the site) Library (1642m from the site) Open Spaces x5 (closest is 0m from the site) Public House (191m from the site)</p> |

| Type | Comments |
|-------|---|
| Other | 94.26% of site in Development High Risk Area The whole of the site in Nottinghamshire, Derbyshire and Yorkshire Coalfield. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-----------------------|--|
| Green Belt | Site falls within Broad Area 2 (score 15/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area |

| Topic | Commentary |
|----------------------------------|--|
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>Public Transport: The closest bus stop is 24m from the site.</p> <p>Accessibility: There are 13 Public Rights of Way within the site; 1 Public Rights of Way within 50m of the site; and a further 5 Public Rights of Way within 100m of the site.</p> |
| Flood Risk | <p>River Flooding: 28.97% (20.54ha) of site in Flood Zone 3 38.99% (27.65ha) of site in Flood Zone 2</p> <p>Surface Water Flooding: 13.18% (9.34ha) of site in Surface Water Flood Map 1 in 30</p> |
| Natural Environment | <p>Agricultural Land Classification: 100% (70.91ha) of site in GRADE 4</p> <p>Local Wildlife Sites: There are 3 Local Wildlife Sites within the site and 1 Local Wildlife Site within 250m of the site.</p> |
| Historic Environment | <p>Listed Buildings: There is 1 Listed Building within 50m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site might potentially harm the significance of the listed Bennerley Viaduct and its setting. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Amber: The terrain is undulating, rising from the River Erewash floodplain to the west of the area of search. Agricultural land comprises fields which are generally medium sized and enclosed by hedgerows. A network of PRow provides recreational value. In the south of the area</p> <p>Away from Awsworth, the landscape is typically rural and perceptions of tranquility are high. Locally fields are enclosed by hedgerows, however undulating topography means that the area of search is relatively open with long views across the area of search.</p> |

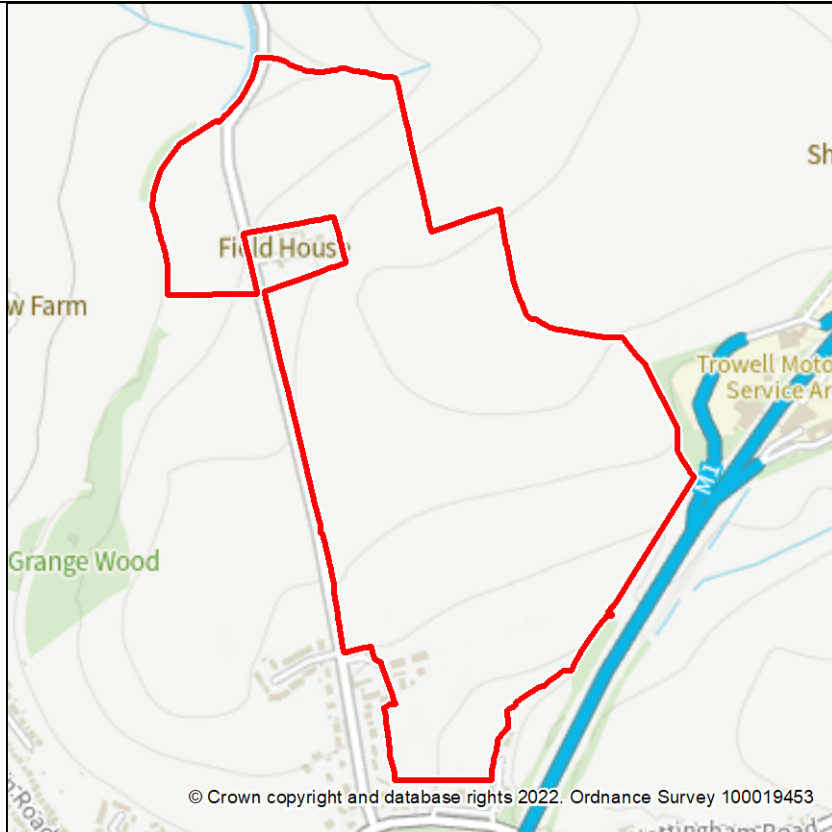
| Topic | Commentary |
|------------------------------|---|
| | <p>There are a number of small blocks of woodland which could provide the framework for a green infrastructure network. The area's coal mining heritage provides an opportunity for a unique development. A landscape buffer would be required for any development close to the Nottingham Canal, River Erewash and Gilt Brook in the western part of the site.</p> <p>Note: Not all of the site is covered by this 'Broad Area'.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS22 - West of the bypass Awworth (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Amber Landscape Susceptibility – Red Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | None received. |
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B07.1PA: North of Trowell

Satellite Image



Map



| | |
|---|---|
| Factors | |
| SHLAA reference | 0224 (Full Site) |
| Size | 50.84 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 1000-1500 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | There is 1 Historic Landfull Site within the site (0.19% (0.1ha)). |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Issues to be considered would include access/traffic and the presence of a Local Wildlife Site (LWS). Very unlikely to come forward as a housing site in the future due to its isolated location. Local Plan Review 2003 Inspector considered that the encroachment of development into this prominent area of open countryside and Green Belt is sufficient to outweigh the sites low agricultural value. |
| Growth Options Study Conclusions | Site falls within B07: North of Trowell. Potential area for strategic growth – The identified area and sites would represent a substantial extension to Trowell. The submitted sites and identified area provide sufficient land capable of delivering the smallest typology (urban extension). However, any such urban extension would need to carefully consider the landscape constraints identified and relationship with M1. In addition, social infrastructure and improved linkages to public transport would be required. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site is beyond the main built up area. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education.</p> <p>There is 1 Primary School 321m from the site.</p> |
| Health | Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs. |
| Blue and Green Infrastructure | <p>There is 1 Open Space within the site. Nottingham Canal -(0.11% (0.06ha)).</p> <p>There is also a Proposed Green Infrastructure Corridor, Nottingham Canal, within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>The following Community Facilities are in close proximity of the site: Hall and Community Centre (419m from the site) Leisure Centre (2768m from the site) Library (1832m from the site) Public House (427m from the site) Open Spaces x5 (closest is 0m from the site) Public House (427m from the site).</p> |
| Other | <p>Coal Referral Area High Risk: 74.96% (38.11ha) of site in Development High Risk Area</p> <p>National Character Area: 100% (50.84ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield</p> |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Area 44 (score 8/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | NO2 Agglomeration Zone: 1.81% (0.92ha) of site in NO2 Agglomeration Zone. The site is not part of an Air Quality Management area. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 78m from the site. Accessibility: |

| Topic | Commentary |
|---------------------------------|---|
| | There are 3 Public Rights of Way within 50m of the site. |
| Flood Risk | <p>Surface Water Flooding: 1.11% (0.56ha) of site in Surface Water Flood Map 1 in 30 3.94% (2ha) of site in Surface Water Flood Map 1 in 100 3.94% (2ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding: 100% of site in <25% (Superficial Deposits Flooding)</p> <p>Detailed River Network: Surface Watercourse (Tertiary River) dissects site for 84.56m</p> |
| Natural Environment | <p>Agricultural Land Classification: 100% (50.84ha) of site in GRADE 4</p> <p>Local Nature Reserves: 0.11% (0.05ha) of site in Nottingham Canal.</p> <p>Local Wildlife Sites: 0.16% (0.08ha) of the site is within a Local Wildlife Site and there is a Local Wildlife site 50m from the site.</p> |
| Historic Environment | <p>Listed Buildings: There is a Listed Building within 50m of the site.</p> <p>Local Interest Buildings: There are 3 Local Interest Buildings within 50m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Amber: This is a sloping area of search, with localised ridges and undulations. There is a high point to the east running into ridgeline to the south-west, some steep slopes in south-western corner.</p> |

| Topic | Commentary |
|-------------------------------------|--|
| | <p>The area of search comprises agricultural land and a limited number of woodland blocks.</p> <p>The area of search is representative of the rural context, with elements of scenic quality present. Few PRoW, but some features of conservation interest such as Nottingham Canal LNR on the western boundary. Area feels relatively tranquil despite proximity to Ilkeston and the M1.</p> <p>Views within the area of search tend to be enclosed by vegetation, some intervisibility across Erewash valley. Potential to connect into the Nottingham Canal green corridor, lots of mature vegetation on the area of search forming a green network</p> <p>Potential for perceived coalescence with Cossall and Ilkeston. Area adjacent to northern edge of Trowell is most suitable, but would need to be kept off ridgeline to reduce risk of perceived sprawl.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS14 - North East Trowell (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Amber Landscape Susceptibility – Red Visual Susceptibility – Amber Landscape Sensitivity – Red Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Strawsons Group Investments supports development at parts of site B07.1 for reasons including that it ‘can be effectively contained within the landscape and defensible boundaries’, ‘relates well to an existing settlement’ and is not heavily dependent on major infrastructure.</p> <p>Tollerton Against Backdoor Urbanisation (TABU) supports development at (unspecified) areas at Trowell because of good transport infrastructure.</p> |

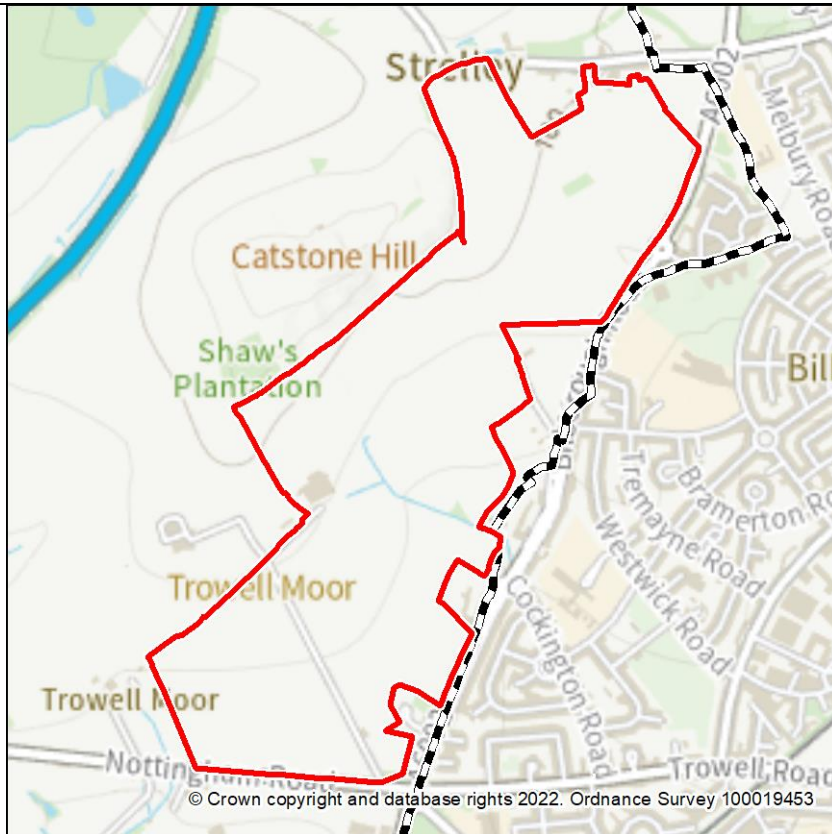
| Topic | Commentary |
|-------------------|---|
| | Two local residents support development despite reservations about air quality, as they could be developed as a 'selfcontained eco-village'. |
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B08.1PA: Catstone Green

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0588 (Part of Site) 0298 (Part of Site) 0178 (Part of Site) |
| Size | 103.21 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2000 <u>Employment Floorspace</u> Limited employment and retail |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site is located within the Green Belt, adjacent to Bilborough Road and in part the settlement of Bilborough in Nottingham City. Part of site H2 in Tribal SUE report which considered the site to be suitable for residential led mixed use development in part due to the ridgeline to the West. Issues to be considered would include infrastructure and access and the relationship with the existing built-up area and the possibility of flooding from nearby small watercourses, whether there is a defensible Green Belt boundary, adjacent local nature reserve and Local Wildlife Site (LWS). |
| Growth Options Study Conclusions | Site falls within B08: Land off Woodhouse Way. High potential area for strategic growth – The identified area represents a significant opportunity to extend the MBUA of Nottingham. There are key assets to build upon, and some existing facilities in Bilborough to assist in servicing new development. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Ilkeston station and Toton. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary.</p> <p>There are 5 Primary schools within close proximity to the site. The closest is 166m and the furthest is 927m from the site.</p> <p>There are 2 Secondary schools in close proximity to the site. The closest is 282, from the site and the furthest is 845m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is 1 Dentist in close proximity (404m) from the site and a Doctors, which is 521m from the site.</p> |
| Blue and Green Infrastructure | There is a Proposed Green Infrastructure Corridor within the site - 261.5m of 2.21 Trowell To Kimberley dissects site. |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 7 Community Facilities in close proximity to the site: 1 Hall/Community Centre (402m from the site) 1 Leisure Centre (1122m from the site) 1 Library (2952m from the site) 3 Open Spaces (141m; 239m; and 279m from the site) 1 Public House (45m from the site)</p> |

| Type | Comments |
|-------|----------|
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|------------------------------|--|
| Green Belt | Site falls within Broad Area 27 (score 12/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: 0.01% (0.01ha) of site in NO2 Agglomeration Zone |

| Topic | Commentary |
|---|--|
| <p>Transport / Accessibility</p> | <p>Transport modelling work would be required.</p> <p>Public Transport: There are 5 Bus Stops within close proximity of the site. The closest is 3m from the site and the furthest is 22m from the site.</p> <p>Accessibility: There are 4 Public Rights of Way within the site and 2 Public Rights of Way around the site (both within 250m).</p> |
| <p>Flood Risk</p> | <p>Surface Water Flooding: 0.4% (0.41ha) of site in Surface Water Flood Map 1 in 30 2.48% (2.55ha) of site in Surface Water Flood Map 1 in 100 2.48% (2.55ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding: 0.03% (0.03ha) of site in < 25% (Clearwater)</p> <p>Detailed River Network: Surface Watercourse (Tertiary River) dissects site for 545.46m</p> |
| <p>Natural Environment</p> | <p>Agricultural Land Classification:</p> <p>1.22% (1.26ha) of site in URBAN 26.73% (27.59ha) of site in Grade 4 35.92% (37.07ha) of site in Grade 3 36.14% (37.3ha) of site in Grade 2</p> <p>There is 1 Local Wildlife Site around the site, Strelley Hall Park, which is within 50m of the site.</p> <p>0.1% (0.1ha) of site in Balloon Woods Cross Roads, Trowell is subject to Tree Preservation Orders Group/Woodland</p> |
| <p>Historic Environment</p> | <p>There are 20 Heritage Assets within close proximity of the site.</p> <p>There are 4 Listed Buildings within close proximity to the site. The closest is within 100m of the site and the furthest are within 250m of the site.</p> <p>There is 1 Scheduled Ancient Monument within the site.</p> |

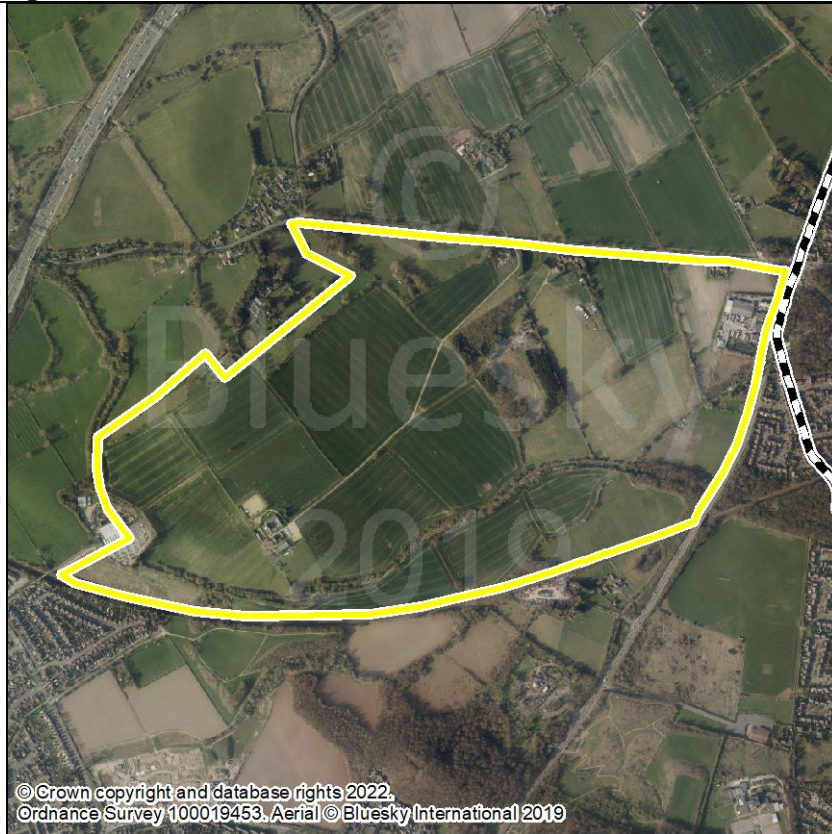
| Topic | Commentary |
|--|--|
| | <p>There are 3 Scheduled Ancient Monuments around the site (50m; 100m; and 100m from the site)</p> <p>3.26 (3.37ha) of site is within Strelley Conservation Area</p> <p>There are 11 Local Interest Buildings around the site. The closest are within 50m of the site and the furthest is within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of designated and non-designated heritage assets and their settings, including Scheduled Ancient Monuments and the Strelley Conservation Area. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway with steeply sloping land at Catstone Hill south of Strelley. Land is composed of medium to large size arable fields, edge of town industrial units, parkland associated with Strelley Hall, isolated farmhouses and small clusters of houses</p> <p>The PRoW network is limited but includes the Robin Hood Way long distance footpath which provides recreational value. Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquillity are high. There are however detractors including the highways network and industrial urban fringe development.</p> <p>Topography and vegetation provides some enclosure, however there are long views from high points, including Strelley, and open views into the area of search from the M1 motorway. Development may adversely affect views.</p> <p>Defensive boundaries are generally limited to the highway network and existing field boundaries. Topography means that development would be best placed in the south-east and east of the broad area of search. Development should be avoided on high ground around Strelley and</p> |

| Topic | Commentary |
|-------------------------------------|---|
| | <p>Trowell Hall and land west of the ridgeline visible from the M1.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS12 - Trowell Moor (between Strelley and Nottingham Road) (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Green Landscape Susceptibility – Red Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at sites ‘close to the City of Nottingham and its suburbs’ (although particular sites/areas are not referred to).</p> <p>Calverton Parish Council supports development for reasons including that they are ‘urban extensions’, have good current and future transport infrastructure and have high levels of employment provision.</p> <p>Parker Strategic Land supports development excluding the Scheduled Monument for reasons including that it provides an opportunity for ‘strategic scale growth’, has good public transport options, has the potential for strong local green and blue infrastructure connections, has facilities nearby, and does not fulfill Green Belt objectives.</p> <p>Nottinghamshire Campaign to Protect Rural England opposes development due to one or more of the following factors’: local amenity value; landscape value and sensitivity; risk of coalescence; ‘a Green Belt or remote location’; and remoteness from services and sustainable travel options.</p> <p>One local resident supports development as they would constitute extensions to the existing urban area. Two other residents support development at area B08</p> |

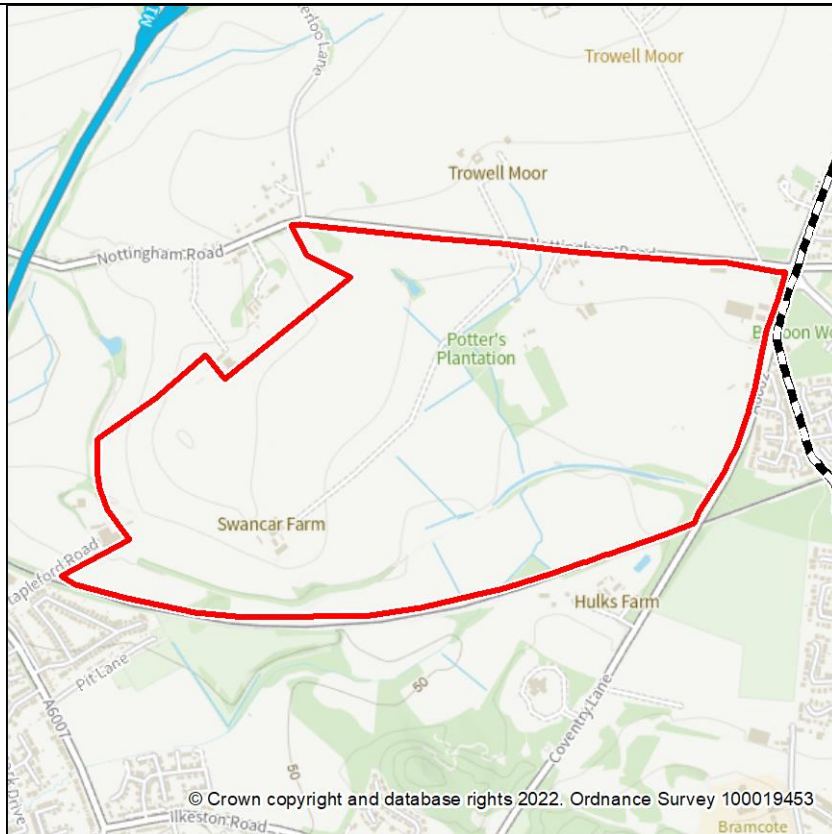
| Topic | Commentary |
|-------------------|--|
| | <p>(particular sites are not referred to) because it 'does not involve building on greenbelt'. One of these residents also supports it because it is 'near City/employment or tram stops'; the other because it does 'not add to traffic congestion on roads such as A52 since near tram'.</p> <p>Two local residents oppose development at these sites because of a need to preserve 'this thin strip of green land between the M1 and edge of Nottingham'. They also oppose development because of air quality concerns due to the location close to the M1, A610 and A6002.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B08.2PA: West of Coventry Lane

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0104 (Part of Site) |
| Size | 115.21 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2000+ <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | There is 1 Historic Landfill Site (within the site) and 3 Historic Landfill Sites in close proximity to the site (10m; 100m; and 250m) |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Green Belt Land and part of HS2 in Tribal SUE report which considered the site suitable for residential led mixed use development in part due to the ridgeline to the West reducing the appearance of urban sprawl. Issues to be considered would include access, SINC and the relationship with the existing built-up area and the possibility of flooding from nearby small watercourses. Local Plan Review 2003 Inspector concluded the site would extend into the open countryside which would be a major intrusion into pleasantly rolling landscape. Development would be poorly related to the existing urban form and would involve the loss of a substantial amount of Best and Most Versatile agricultural land. |
| Growth Options Study Conclusions | Site falls within B08: Land off Woodhouse Way. High potential area for strategic growth – The identified area represents a significant opportunity to extend the MBUA of Nottingham. There are key assets to build upon, and some existing facilities in Bilborough to assist in servicing new development. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Ilkeston station and Toton. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education.</p> <p>There are 4 Primary Schools within close proximity to the site. The closest is 193m from the site and the furthest is 998m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentist within 454m of the site and a Doctors within 965m from the site.</p> |
| Blue and Green Infrastructure | <p>There are 3 Open Spaces within the site.</p> <p>There is 1 Propsoed Green Infrastructure Corridor within the site. 1596.63m of 2.9 Nottingham Canal dissects site.</p> <p>There are 2 Proposed Green Infrastructure Corridors around the site. Erewash to Wollaton Corridor within 100m of site and Trowell to Kimberley within 100m of site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity of the site.</p> <p>1 Hall/Community Centre (435m from the site) 1 Leisure Centre (1315m from the site) 1 Library (1972m from the site)</p> |

| Type | Comments |
|--------------|--|
| | 5 Open Spaces (the closest are 0m from the site and the furthest is 21m from the site) 1 Public House (737m from the site) |
| Other | Coal Referral Area High Risk: 54.94% (63.29ha) of site in Development High Risk Area. The entire site is within a National Character Area. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|---|
| Green Belt | Site falls within Broad Area 28 (score 13/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: 2.23% (2.57ha) of site in NO2 Agglomeration Zone |
| Transport / Accessibility | Transport modelling work would be required. There are 5 Bus Stops within close proximity to the site. The closest is 1m from the site and the furthest is 13m from the site. |
| Flood Risk | None identified. |
| Natural Environment | Agricultural Land Classification: 1.17% (1.35ha) of site in URBAN 98.83% (113.87ha) of site in Grade 4 There is a Local Geological Site within the site - 0.08% (0.09ha) of site in Trowell Garden Centre. There is 1 Local Nature Reserve within the site, 3.38% (3.89ha) of site in Nottingham Canal There are 2 Local Nature Reserves around the site. The closest is within 50m and the furthest is within 250m of the site. There is 1 Local Wildlife Site within the site, 2.61% (3.01ha) of site in Nottingham Canal ('a valuable length of disused canal, and associated woodland, of botanical and zoological interest') There is 1 Local Wildlife Site around the site within 250m of the site. 0.1% (0.12ha) of site in (Balloon Woods Cross Roads) are subject to Tree Preservation Orders Group/Woodlands |

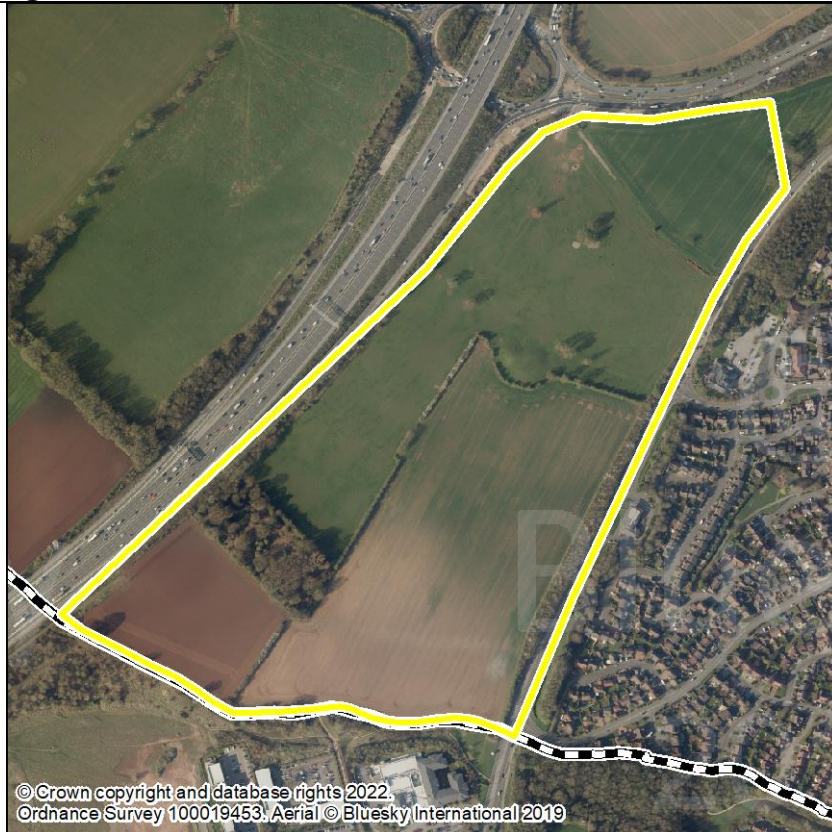
| Topic | Commentary |
|--|--|
| <p>Historic Environment</p> | <p>There is 1 Listed Building within the site boundary (Nottingham Canal Swancar Bridge)</p> <p>There are 3 Listed Buildings around the site, the nearest within 50m of the site and the furthest within 250m of the site.</p> <p>There is 1 Local Interest Building within the site and this takes up 0.09% (0.1ha) of the site.</p> <p>There are 5 Local Interest Buildings around the site. 3 are within 100m of the site and 2 are within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site might harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway.</p> <p>Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquillity are high.</p> <p>There are however detractors including the highways network and industrial urban fringe development.</p> <p>Topography and vegetation provides some enclosure, however there are long views from high points... and open views into the area of search from the M1 motorway. Development may adversely affect views. Defensive boundaries are generally limited to the highway network and existing field boundaries, along with the disused Nottingham Canal in the south.</p> <p>Topography means that development would be best placed in the south-east and east of the broad area of search. Landscape buffer required between development and disused Nottingham Canal.</p> |

| Topic | Commentary |
|-------------------------------------|---|
| | <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS11 - Land between Nottingham Road & the Railway Line (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Green Landscape Susceptibility – Amber Visual Susceptibility – Green Landscape Sensitivity – Amber Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at sites ‘close to the City of Nottingham and its suburbs’ (although particular sites/areas are not referred to).</p> <p>Calverton Parish Council supports development for reasons including that they are ‘urban extensions’, have good current and future transport infrastructure and have high levels of employment provision.</p> <p>Trustees for the Estate of Mrs Joan Winifred Briggs supports development for reasons including that it does not fulfill the purposes of Green Belt; however, the site should be extended to the south to include land at Chantry House.</p> <p>Nottinghamshire Campaign to Protect Rural England opposes development due to one or more of the following factors’: local amenity value; landscape value and sensitivity; risk of coalescence; ‘a Green Belt or remote location’; and remoteness from services and sustainable travel options.</p> <p>One local resident supports development as they would constitute extensions to the existing urban area. Two other residents support development at area B08 (particular sites are not referred to) because it ‘does not involve building on greenbelt’. One of these residents also supports it because it is ‘near City/employment or tram stops’; the other because it does ‘not add to traffic congestion on roads such as A52 since near tram’.</p> |

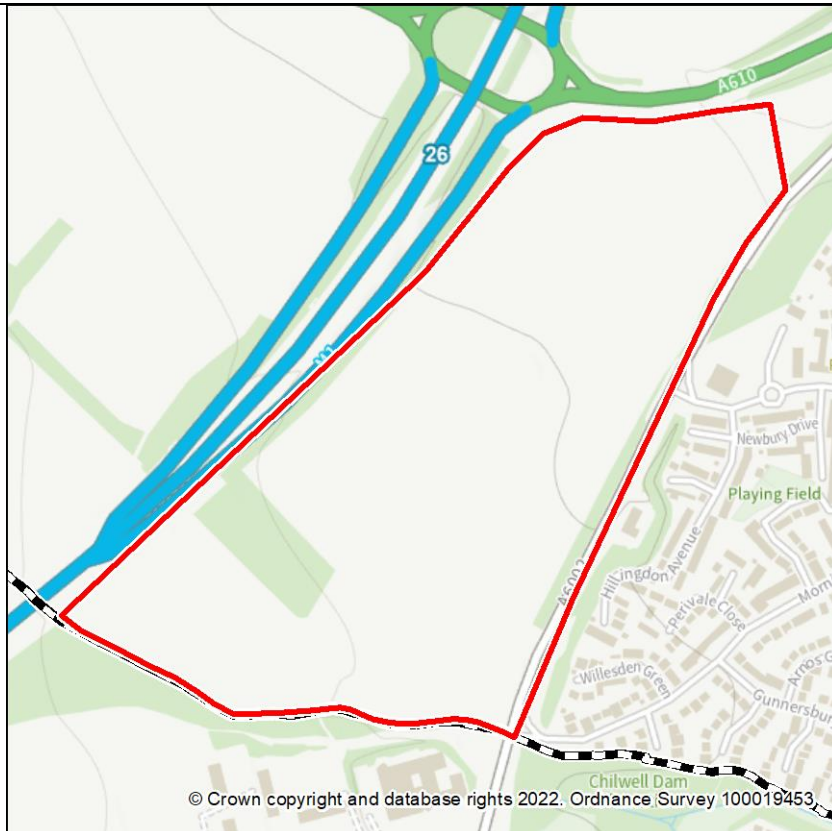
| Topic | Commentary |
|-------------------|--|
| | <p>Two local residents oppose development at these sites because of a need to preserve ‘this thin strip of green land between the M1 and edge of Nottingham’. They also oppose development because of air quality concerns due to the location close to the M1, A610 and A6002.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B08.3PA: Land West of Woodhouse Way

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|---|
| Factors | |
| SHLAA reference | 0107 (Full Site) |
| Size | 33.71 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | Green Belt site (mainly good quality agricultural land) considered for employment in the Local Plan Inquiry 2003. Inspector concluded development would represent a major encroachment and coalescence risk. Tribal SUE report also considered site unsuitable due to coalescence risk. Part of site a designated Local Wildlife Site (LWS). Issues would include access, relationship with adjacent business park and noise and pollution from the Motorway. Planning application (13/00277/OUT) was refused for 620 dwellings, however developer now thinks that despite the HS2 constraint it is possible to achieve approximately 300 dwellings on the site without compromising the route. |
| Growth Options Study Conclusions | Site falls within B08: Land off Woodhouse Way. High potential area for strategic growth – The identified area represents a significant opportunity to extend the MBUA of Nottingham. There are key assets to build upon, and some existing facilities in Bilborough to assist in servicing new development. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Ilkeston station and Toton. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential capacity issues in secondary.</p> <p>There are 4 Primary Schools within close proximity of the site. The closest is 223m from the site and the furthest is 951m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Doctors within 100m from the site.</p> |
| Blue and Green Infrastructure | <p>There is 1 Proposed Green Infrastructure Corridor within the site. 501.87m of A610 Swingate dissects site.</p> <p>There is 1 Proposed Green Infrastructure Corridor around the site. This is within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities in close proximity to the site.</p> <ul style="list-style-type: none"> - Halls and Community Centre x1 (465m from site) - Leisure Centre x1 (1609m from site) - Library x1 (1705m from site) - Open Spaces x5 (closest is 3m from site and furthest is 432m from site) - Public House x1 (55m from site) |

| Type | Comments |
|-------|---|
| Other | Coal Referral Area High Risk: 7.46% (2.51ha) of site in Development High Risk Area The entire site is within a National Character Area. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-----------------------|--|
| Green Belt | Site falls within Broad Area 25 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area NO2 Agglomeration Zone: |

| Topic | Commentary |
|----------------------------------|--|
| | 0.55% (0.19ha) of site in NO2 Agglomeration Zone |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>There are 5 Bus Stops within within close proximity of the site. The closest is 140m from the site and the furthest is 277m from the site.</p> <p>There are 5 Public Rights of Way within the site (all of which dissect the site).</p> <p>There are 14 Public Rights of Way around the site. 9 of these are within 50m of the site; 2 within 100m of the site; and 3 within 250m of the site.</p> |
| Flood Risk | <p>0.83% (0.28ha) of site in Surface Water Flood Map 1 in 100</p> <p>0.83% (0.28ha) of site in Surface Water Flood Map 1 in 1000.</p> |
| Natural Environment | <p>There are 2 Agricultural Land Classifications within the site. 23.71% (7.99ha) of site in Grade 4 and 76.29% (25.71ha) of site in Grade 2.</p> <p>There is 1 Local Wildlife Site within the site (4.11%, 1.39ha).</p> <p>There are 2 Local Wildlife Sites around the site. 1 is within 100m of the site and the other is within 250m of the site.</p> |
| Historic Environment | <p>Nuthall Conservation Area is within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway. Land is composed of medium to large size arable fields, edge of town industrial units. Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquility are high. There</p> |

| Topic | Commentary |
|-------------------------------------|---|
| | <p>are however detractors including the highways network and industrial urban fringe development. Topography and vegetation provides some enclosure. Development may adversely affect views. Defensive boundaries are generally limited to the highway network and existing field boundaries. Topography means that development would be best placed in the south-east and east of the broad area of search, with commercial development potentially suitable in the far north.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS25 - Land between Nottingham Business Park and the A610 Nuthall (which covers the site) as:</p> <p>Landscape Value – Green Visual Value – Green Landscape Susceptibility – Green Visual Susceptibility – Green Landscape Sensitivity – Green Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Gaintame supports development for employment purposes for reasons including having excellent access to the M1 and A6002, being only a short journey from Toton and representing a 'logical extension to the Broxtowe urban area'.</p> <p>Wilson Bowden Developments supports development for employment purposes, in particular for businesses being displaced at Nottingham Business Park by HS2, for reasons including excellent access to the M1 and A52 and only a short journey from Toton.</p> <p>Two local residents oppose development at these sites because of a need to preserve 'this thin strip of green land between the M1 and edge of Nottingham'. They also oppose development because of air quality concerns due to the location close to the M1, A610 and A6002.</p> |

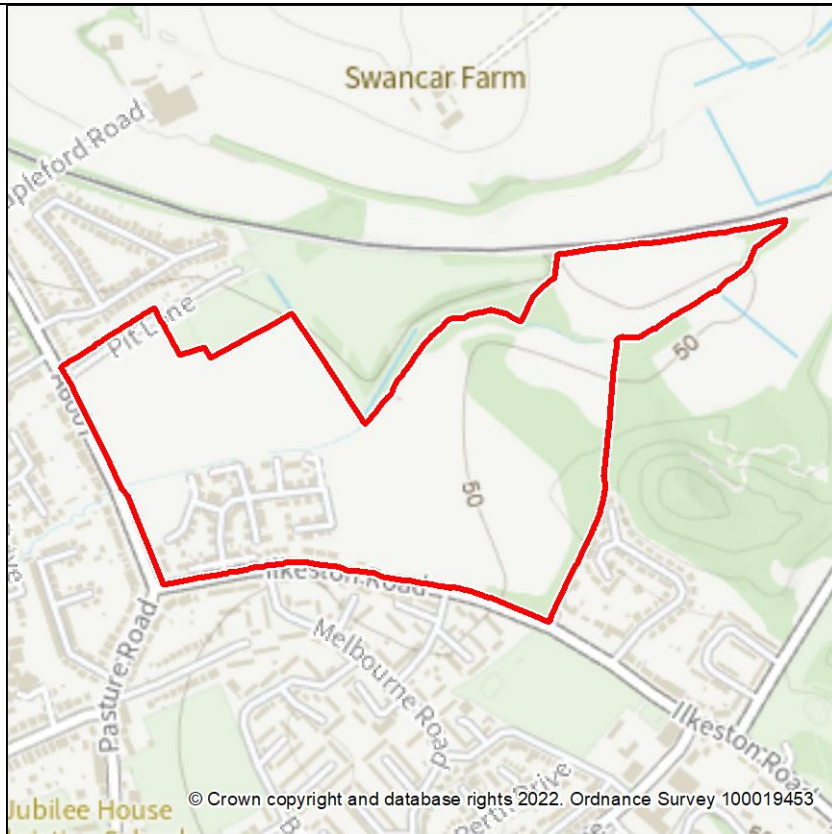
| Topic | Commentary |
|-------------------|---|
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B08.4PA: Field Farm

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 108 |
| Size | 28.34 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 450 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Agricultural and housing development |
| Known Land Contamination | Investigative work undertaken as part of the planning applications. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site was removed from the Green Belt through the Core Strategy which was adopted in September 2014. The site has extant outline planning permission (11/00758/OUT) for 450 dwellings. A reserved matters application (15/00841/REM) for the first phase of development for 118 dwellings was allowed at appeal and is under construction. A hybrid application (20/00116/FUL) has granted full permission for 132 dwellings and outline application for up to 200 dwellings. |
| Growth Options Study Conclusions | Did not form part of the Growth Options Study. |
| Compliance with the GNSP Preferred Approach | In or adjoining the existing main built up area of Nottingham. |
| Viability and deliverability | Viability considered as part of the planning application. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | Considered as part of planning application. |
| Education | <p>This has been considered as part of the planning application.</p> <p>The closest Primary School is 671m from the site. There is also a secondary school which is 881m from the site.</p> |
| Health | <p>This has been considered as part of the planning application.</p> <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>This has been considered as part of the planning application.</p> <p>There is a Doctors 563m from the site.</p> |
| Blue and Green Infrastructure | <p>Green Infrastructure: 1.35% (0.38ha) of the site in Pit Lane Open Space.</p> <p>Proposed Green Infrastructure Corridors: 2 Green Infrastructure Corridors dissect the site and the Nottingham Canal Green Infrastructure Corridor is also within 100m of the site.</p> |
| Community Facilities | Local centre granted as part of planning permission. |
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Areas 31 (score 8/20) and 32 (8/20) of the Green Belt Review. |
| Carbon Neutrality | Considered as part of the planning application. |
| Impact on Air Quality | NO2 Agglomeration Zone: 1.29% (0.37ha) of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | Considered as part of planning application. Public Transport: The closest bus stop is 9m from the site. Accessibility: There are 3 Public Rights of Way which dissect the site. There are also 2 Public Rights of Way 50m from the site; 1 which is 100m from the site; and 3 Public Rights of Way which are 250m from the site. |
| Flood Risk | River Flooding: 1.31% (0.37ha) of site in Flood Zone 3 2.31% (0.66ha) of site in Flood Zone 2 |

| Topic | Commentary |
|----------------------------|--|
| | <p>Surface Water Flooding: 3.88% (1.1ha) of site in Surface Water Flood Map 1 in 30 12.78% (3.62ha) of site in Surface Water Flood Map 1 in 100. 12.78% (3.62ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>Ground Water Flooding: 0.03% (0.01ha) of site in >=25% <50% (Superficial Deposits Flooding) 14.46% (4.1ha) of site in >=25% <50% (Clearwater and Superficial Deposits Flooding) 85.52% (24.24ha) of site in >=50% ,75% (Clearwater and Superficial Deposits Flooding)</p> <p>Detailed River Network: Surface Watercourse (Secondary River) dissects site for 823.64m.</p> |
| Natural Environment | <p>Agricultural Land Classification: 35.55 (10.08ha) of site in URBAN 64.45% (18.26ha) of site in GRADE 4</p> <p>Local Geological Sites: Stapleford Hill (There are 2 exposures. The upper exposure shows a coarse buff sandstone with abundant pebbles. The quarry in the woods shows sandstone with good sedimentary features, with the Chester Fmtn overlying the Lenton Sandstone.</p> <p>Local Nature Reserves: 0.08% (0.02ha) of site in Pit Lane Recreation Ground. Stapleford Hill Woodland is within 50m of the site and the Nottingham Canal is within 100m of the site.</p> <p>Local Wildlife Sites: A mosaic of dry acid grassland and oak and birch woodland is within 50m of the site and a valuable length of disused canala, and associated woodland, of botanical and zoological interest is within 100m of the site.</p> <p>Tree Preservation Orders: There are 2 Single Tree Preservation Orders within the site boundary and 7.68% (2.81ha) of site in Fields Farm Estate.</p> |

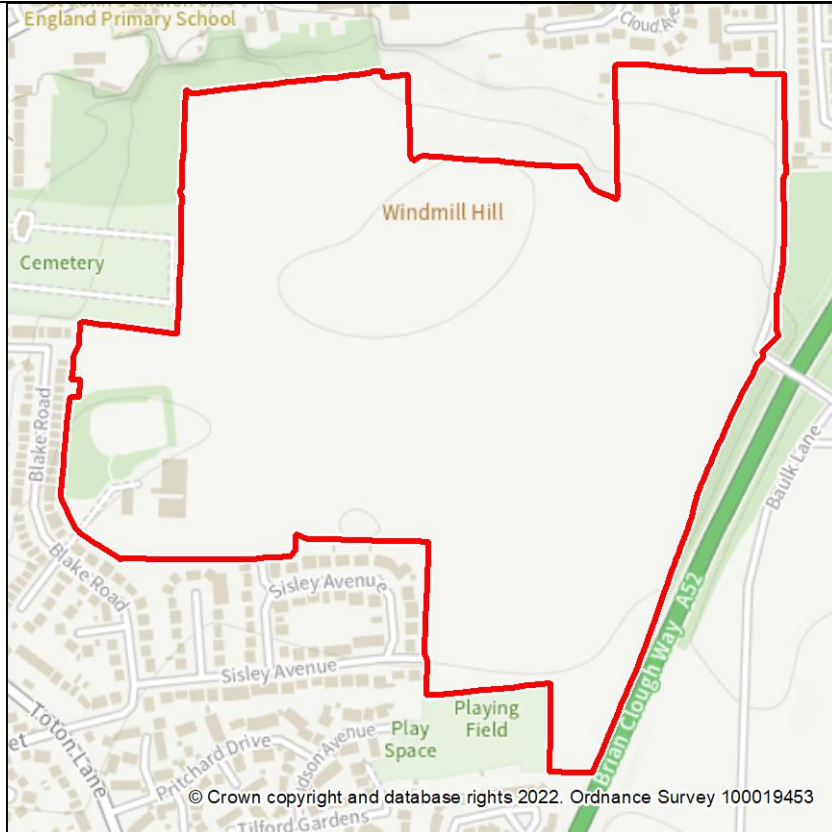
| Topic | Commentary |
|---------------------------------|--|
| Historic Environment | <p>Listed Buildings: Nottingham Canal Swancar Bridge is within 250m of the site.</p> <p>Heritage assets have been considered as part of the planning application.</p> |
| Landscape and topography | <p>The site has partially been developed and so the landscape impact is considered to be neutral.</p> <p>Not covered by the Greater Nottingham Growth Options Study Broad Areas.</p> |
| Consultation Response | None received. |
| Conclusion | It is proposed that the site, which is allocated by the existing Aligned Core Strategy, should be carried forward as part of the GNSP as the site is still under development. The site has planning permission and development has commenced on parts of the site. |

B09.1PA: Land at Hill Top Farm Stapleford

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0221 (Part of Site) 0414 (Part of Site) 0870 (Part of Site) 0871 (Part of Site) 0410 (Part of Site) |
| Size | 33.06 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Unlikely to be suitable even if Green Belt policy was changed, because of the prominence of the site and its status as a Prominent Area for Special Protection. Other issues would include access and any impacts on the adjacent Conservation Area and Sites of Importance for Nature Conservation, plus effects on the greenway through the site. |
| Growth Options Study Conclusions | Site falls within B09: Northeast of Toton. High potential area for strategic growth – The sites and identified areas represent a significant opportunity to provide new urban communities within the MBUA of Nottingham. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Stapleford and Beeston. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education.</p> <p>There are 7 Primary Schools and 1 Secondary School within close proximity of the site.</p> <p>The closest Primary School is 94m from the site and the furthest Primary School is 934m from the site.</p> <p>The Secondary School is 585m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentist 305m from the site and a Doctors 122m from the site.</p> |
| Blue and Green Infrastructure | <p>There is 1 Proposed Green Infrastructure around the site. A52 Corridor South East of Stapleford is within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity to the site.</p> <p>Hall and Community Centre x1 (334m from site) Leisure Centre x1 (918m from site) Library x1 (420m from site) Open Spaces x5 (closest 0m from site and furthest 295m from site)</p> |

| Type | Comments |
|-------|----------------------------------|
| | Public House x1 (236m from site) |
| Other | N/A |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|------------------------------|--|
| Green Belt | Site lies within Broad Area 36 (score 13/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: 6.6% (2.18ha) of site in NO2 Agglomeration Zone |

| Topic | Commentary |
|---|--|
| <p>Transport / Accessibility</p> | <p>Transport modelling work would be required.</p> <p>There are 5 bus stops within close proximity of the site. The closest is 94m from the site and the furthest is 101m from the site.</p> <p>There are 2 Tram Stops with close proximity to the site. The closest is 719m from the site and the furthest is 862m from the site.</p> <p>There are 2 Public Rights of Way within the site (both of which dissect the site).</p> <p>There are 6 Public Rights Of Way around the site (2 within 50m of the site; 3 within 100m of the site; and 1 within 250m of the site).</p> |
| <p>Flood Risk</p> | <p>Surface Water Flooding:</p> <p>0.06% (0.02ha) of site in Surface Water Flood Map 1 in 30</p> <p>0.85% (0.28ha) of site in Surface Water Flood Map 1 in 100</p> <p>0.85% (0.28ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>61.93% (20.48ha) of site in >=50% <75% (Clearwater and Superficial Deposits Flooding)</p> |
| <p>Natural Environment</p> | <p>There are 2 Agricultural Land Classifications within the site. 36.46% (12.06ha) of site in Urban and 63.54% (21.01ha) of site in Grade 3.</p> <p>There are 4 Local Geological Sites around the site. 2 are within 50m of the site and 2 are within 100m of site.</p> <p>There are 2 Local Wildlife Sites around the site. 1 is within 50m of the site and the other is within 250m of the site.</p> |
| <p>Historic Environment</p> | <p>There are 14 Listed Buildings around the site. 10 are within 100m of the site and 4 are within 250m of the site.</p> <p>There is 1 Conservation Area in close proximity to the site. This is within 50m of the site.</p> <p>There are 3 Local Interest Buildings around the site. All are within 100m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of</p> |

| Topic | Commentary |
|--|--|
| | <p>designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Ranking: Green (covers a very large 'Broad Area'):</p> <p>The area of search comprises agricultural land Area of search is atypical of its urban context. Network of PRow, but a poor perceptual value due to presence of major road infrastructure, urban edge etc. Some intervisibility between area of search and surrounding areas, vantage point from hill in the north-west of the area of search. Visual envelope is fairly contained due to landform and surrounding built form.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS7 - Hill Top Farm Stapleford (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Amber Landscape Susceptibility – Red Visual Susceptibility – Red Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at 'sites close to HS2 hub at Toton' (although particular sites/areas are not referred to).</p> <p>Calverton Parish Council supports development for reasons including that they are 'urban extensions', have good current and future transport infrastructure and have high levels of employment provision.</p> |

| Topic | Commentary |
|-------------------|--|
| | <p>Homes England and the Defence Infrastructure Organisation comment that ‘priority [should be] given to ensuring delivery of sites that have already been allocated in Local Plans’, such as Chetwynd Barracks</p> <p>Radcliffe on Trent Parish Council supports development at area B09 (particular sites are not referred to) because it is ‘close to the regeneration site of Ratcliffe Power Station’.</p> <p>Oxalis Planning supports development for reasons including that it has excellent public transport, is well related to the urban area and could integrate with development to the east of Toton Lane.</p> <p>Nottinghamshire Campaign to Protect Rural England opposes development due to one or more of the following factors’: local amenity value; landscape value and sensitivity; risk of coalescence; ‘a Green Belt or remote location’; and remoteness from services and sustainable travel options.</p> <p>Tollerton Against Backdoor Urbanisation (TABU) supports development at (unspecified) areas at Toton because of good transport infrastructure.</p> <p>Stapleford Town Council opposes development because it is existing Green Belt.</p> <p>One local resident supports development as they would constitute extensions to the existing urban area. Another resident supports development at these sites because it would ‘minimise the impact on climate change and efforts to achieve carbon neutrality’. Two further residents support development at area B09 (particular sites are not referred to) because it ‘does not involve building in greenbelt’. One of these residents also supports it because it is ‘near City/employment or tram stops’; the other because it does ‘not add to traffic congestion on roads such as A52 since near tram’. Two local residents support development as it would be ‘infill development’, however they have reservations about air quality.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing</p> |

Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

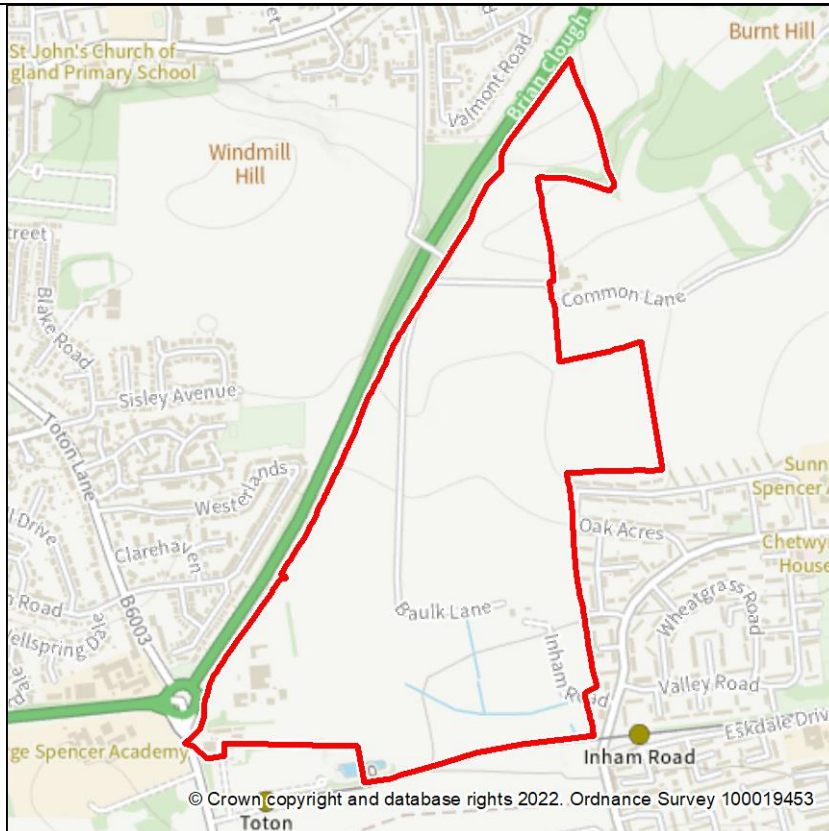
| Topic | Commentary |
|--------------|--|
| | allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B09.2PA: North of Toton

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | 0403 (Part of Site) 0407 (Part of Site) 0132 (Part of Site) |
| Size | 62.50 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 1000-1500 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural (but includes garden centre) |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Parts of the site could be suitable for development if Green Belt policy changes, subject to the details of any proposals. Constraints include noise issues from the A52, the prominent and rising land up to a prominent area for special protection, rights of way through the site and adjacent land needed for acceptable access. If the site were developed in its entirety it would physically link Chilwell to Stapleford creating coalescence. As such if the site were allocated for development these constraints would result in a significantly reduced dwelling number on the site. |
| Growth Options Study Conclusions | Site falls within B09: Northeast of Toton. High potential area for strategic growth – The sites and identified areas represent a significant opportunity to provide new urban communities within the MBUA of Nottingham. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Stapleford and Beeston. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential constraints in primary education.</p> <p>There are 11 Schools within Close Proximity of the site. 8 of these are Primary Schools and 3 of these are Secondary Schools.</p> <p>The closest Primary School is 314m from the site and the furthest Primary school is 957m from the site.</p> <p>The closest Secondary School to from the site is 196m and the furthest Secondary School is 849m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists within 323m from the site and a Doctors within 472m from the site.</p> |
| Blue and Green Infrastructure | <p>There are 2 Proposed Green Infrastructure Corridors within the site (both of these dissect the site).</p> <p>There is 1 Proposed Green Infrastructure Corridor around the site. This is within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity of the site.</p> |

| Type | Comments |
|-------|---|
| Other | The entire of the site is in a National Character Area. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|---------------------------|--|
| Green Belt | Site falls within Broad Areas 37 (score 13/20), 38 (score 14/20) and 39 (score 10/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: 0.09% (0.05ha) of site in NO2 Agglomeration Zone |
| Transport / Accessibility | Transport modelling work would be required. |

| Topic | Commentary |
|---------------------------------|--|
| | <p>There are 5 Bus Stops within close proximity of the site. The closest is 58m from the site and the furthest is 251m from the site.</p> <p>There are 3 Tram Stops within close proximity of the site. The closest is 96m from the site and the furthest is 646m from the site.</p> <p>There are 5 Pubic Rights of Way within the site.</p> <p>There are 6 Public Rights of Way around the site. 2 are within 50m of the site and 4 are within 250m of the site.</p> |
| Flood Risk | None identified. |
| Natural Environment | <p>There are 3 Agricultural Land Classifications within the site:</p> <p>3.27% (2.04ha) of site in Urban 40.63% (25.39ha) of site in Grade 3 56.11% (35.07ha) of site in Grade 2</p> <p>There is 1 Local Wildlife Site within the site (0.65%, 0.41ha).</p> |
| Historic Environment | <p>Bramcote Conservation Area is within 50m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> <p>There is 1 Local Interest Building within the site (0.6%, 0.37ha).</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green (covers a very large 'Broad Area'):</p> <p>Gentle slope from north to south. The area of search comprises agricultural land, and a handful of buildings such as a garden centre. Area of search is atypical of its urban context, but strongly influenced by it.</p> <p>Network of PRow, but a poor perceptual value due to presence of major road infrastructure, urban edge etc.</p> |

| Topic | Commentary |
|-------------------------------------|--|
| | <p>Some intervisibility between area of search and surrounding areas. The area is green in contrast to this built-up urban area, despite being locally degraded. Suitable for development, but key factor would be to retain some of the green buffer between north and south, reducing the perceived merging of the settlements. More can be made of the green corridor connections within and adjacent to the site.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS4 - East of Toton Lane - North of the Tram Line / South of Common Lane (which covers the site) as:</p> <p>Landscape Value – Amber Visual Value – Amber Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at 'sites close to HS2 hub at Toton' (although particular sites/areas are not referred to).</p> <p>Calverton Parish Council supports development for reasons including that they are 'urban extensions', have good current and future transport infrastructure and have high levels of employment provision.</p> <p>Chetwynd: The Toton and Chilwell Neighbourhood Forum supports development for reasons including that it would provide the means for a new link road from the Chetwynd Barracks development to the A52 and the proposed Toton link road, and that it would provide opportunities for links of various kinds to surrounding areas.</p> <p>Homes England and the Defence Infrastructure Organisation, comment that 'priority [should be] given to</p> |

| Topic | Commentary |
|-------|---|
| | <p>ensuring delivery of sites that have already been allocated in Local Plans', such as Chetwynd Barracks.</p> <p>Radcliffe on Trent Parish Council supports development at area B09 (particular sites are not referred to) because it is 'close to the regeneration site of Ratcliffe Power Station'.</p> <p>Bloor Homes Midlands supports mixed use development for reasons including: good access to public transport, services and facilities; the site being 'within the main built-up area of Nottingham and will therefore not lead to encroachment of development or sprawl'; and the HS2 Hub Station plans representing an 'unrivalled' opportunity to deliver 'sustainable' development.</p> <p>Stone Planning Services has no objection to development but considers that the site should be extended to include the Japanese Water Gardens and Bardills Garden Centre, as these are brownfield sites which do not serve Green Belt purposes.</p> <p>University of Nottingham comments that the site should include land west of Bramcote which is 'well positioned to deliver sustainable development'.</p> <p>Nottinghamshire Campaign to Protect Rural England opposes development due to one or more of the following factors': local amenity value; landscape value and sensitivity; risk of coalescence; 'a Green Belt or remote location'; and remoteness from services and sustainable travel options.</p> <p>Tollerton Against Backdoor Urbanisation (TABU) supports development at (unspecified) areas at Toton because of good transport infrastructure.</p> <p>One local resident supports development as they would constitute extensions to the existing urban area. Another resident supports development at these sites because it would 'minimise the impact on climate change and efforts to achieve carbon neutrality'. Two further residents support development at area B09 (particular sites are not referred to) because it 'does not involve building in greenbelt'. One of these residents also supports it because it is 'near City/employment or tram</p> |

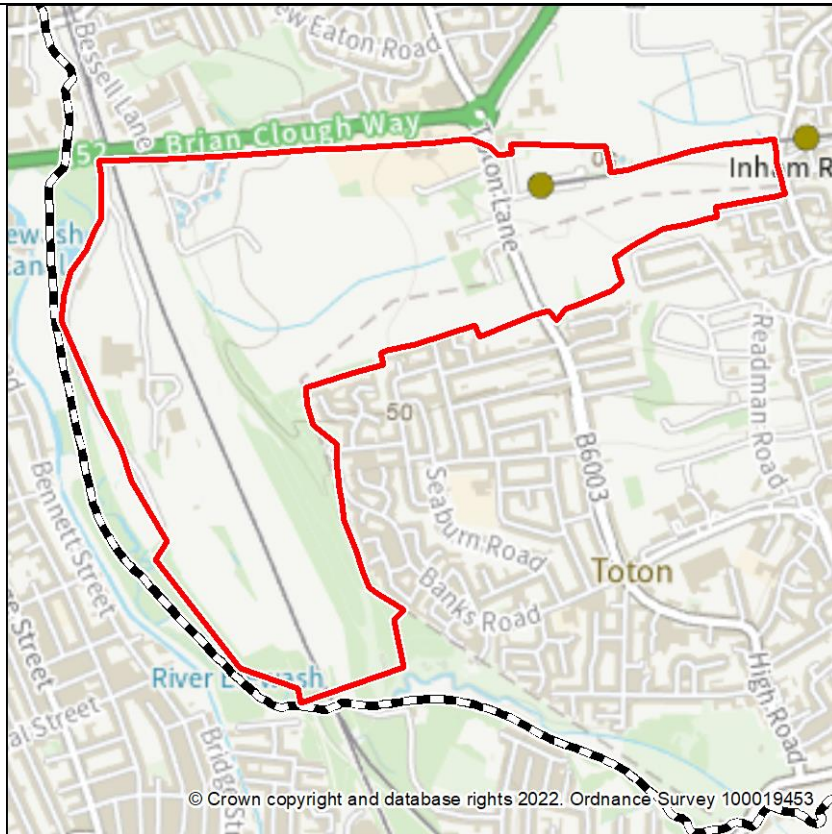
| Topic | Commentary |
|-------------------|--|
| | <p>stops'; the other because it does 'not add to traffic congestion on roads such as A52 since near tram'.</p> <p>Two local residents oppose development as it would 'effectively join up Stapleford and Bramcote' and because of concerns about air quality due to the proximity of the A52.</p> |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B09.3PA: Toton Strategic Location for Growth

Satellite Image



Map



| | |
|---|--|
| Factors | |
| SHLAA reference | 0957 (Part of Site) |
| Size | 145.97 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> upto 3000 <u>Employment Floorspace</u> Major strategic employment |
| Existing Use | Agricultural, railway sidings, water treatment works, school, tram park and ride, electricity sub-station |
| Known Land Contamination | There is 1 Historic Landfill Site around the site. This is within 250m of the site. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Site identified as a ‘Strategic Location for Growth’ in the Core Strategy which was adopted in September 2014. Allocated in Part 2 Local Plan for between 500 and 800 homes (includes land to east of Toton Lane) up until 2028 with capacity for around 3,000 dwellings overall. Site has extant outline planning permission (12/00585/OUT) for the construction of 500 dwellings. Extant reserved matters application (17/00499/REM) for phase 1 of the re-development for 282 dwellings and extant reserved matters (19/00466/REM) for the construction of 4 dwellings. |
| Growth Options Study Conclusions | Site falls within B09: Northeast of Toton. High potential area for strategic growth – The sites and identified areas represent a significant opportunity to provide new urban communities within the MBUA of Nottingham. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Stapleford and Beeston. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | In or adjoining the existing main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Additional school provision would be required.</p> <p>There are 13 Schools within close proximity of the site.</p> <p>There are 11 Primary Schools within close proximity of the site. The closest is 295m from the site and the furthest is 932m from the site.</p> <p>There are 2 Secondary Schools within close proximity of the site. The closest is 152m from the site and the furthest is 305m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Densists within 735m from the site and a Doctors within 409m from the site.</p> |
| Blue and Green Infrastructure | <p>There is 1 Open Space within the site. This is 2.48% (3.62ha) of the site.</p> <p>There are 3 Proposed Green Infrastructure Corridors within the site.</p> <p>There are 2 Proposed Green Infrastructure Corridors around the site. Both are within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 community facilities within close proximity of the site:</p> <p>Halls/Community Centres x1 (194m from site)</p> |

| Type | Comments |
|--------------|---|
| | Leisure Centre x1 (1488m from site) Library x1 (558m from site) Open Spaces x5 (closest is 0m from site and furthest is 69m from site) Public House x1 (272m from site) |
| Other | The site is made up of 2 National Character Areas. The site is listed as 'majority greenfield', however, there is a significant amount of previously developed land within the site. |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|--------------------------|---|
| Green Belt | Site is not in the Green Belt. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. |

| Topic | Commentary |
|----------------------------------|---|
| | Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | <p>The site is not part of an Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 6.44% (9.39ha) of site in NO2 Agglomeration Zone</p> |
| Transport / Accessibility | <p>Detailed Transport Modelling work is being undertaken.</p> <p>There are 5 Bus Stops within close proximity of the site. The closest is 0m from the site and the furthest is 91m from the site.</p> <p>There are 3 Tram Stops within close proximity of the site. The closest is 0m from the site and the furthest is 660m from the site.</p> <p>There are 9 Public Rights of Way within the site.</p> <p>There are 5 Public Rights of Way around the site. The closest is within 50m of the site and the furthest is within 250m of the site.</p> |
| Flood Risk | <p>River Flooding: 14.25% (20.8ha) of site is in Flood Zone 3 28.26% (41.26ha) of site is in Flood Zone 2</p> <p>Surface Water Flooding: 0.49% (0.72ha) of the site in Surface Water Flood Map 1 in 30 6.35% (9.27ha) of the site in Surface Water Flood Map 1 in 100. 6.35% (9.27ha) of the site in Surface Water Flood Map 1 in 1000.</p> <p>Flood Defences: 157.03m of Flood Defences dissects site</p> <p>Ground Water Flooding: 0.22% (0.32ha) of site in $\geq 25\% < 50\%$ (Clear Water) 3.76% (5.48ha) of site in $< 25\%$ (Clear Water) 18.25% (26.65ha) of site in $\geq 75\%$ (Superficial Deposits Flooding) 34.19% (49.9ha) of site in $< 25\%$ (Clear Water and Superficial Deposits Flooding)</p> <p>Detailed River Network: 3 Surface Watercourses dissect the site and 1 Below Surface Watercourse dissects the site.</p> |

| Topic | Commentary |
|---------------------------------|---|
| Natural Environment | <p>There are 3 Agricultural Land Classifications within the site: 22.6% (32.99ha) of site is in Grade 3 38.22% (55.79ha) of site is in Urban 39.18% (57.19ha) of site is in Grade 2</p> <p>There is a Local Nature Reserve within the site. This is 2.33% (3.4ha) of site.</p> <p>There are 5 Local Wildlife Sites within the site. The smallest is 0.07% (0.1ha) of the site and the largest is 8.65% (12.63ha) of the site.</p> <p>There are 3 Group/Woodland Tree Preservation Orders within the site. The smallest is 0.01% (0.01ha) of the site and the largest is 0.11% (0.15ha) of the site.</p> <p>There are 3 Single Tree Preservation Orders within the site boundary.</p> |
| Historic Environment | <p>There are 6 Listed Buildings around the site. They are all within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green (covers a very large 'Broad Area'):</p> <p>Gentle slope from north to south. The area of search comprises agricultural land, as well as a park and ride. Area of search is atypical of its urban context, but strongly influenced by it. Network of PRow, but a poor perceptual value due to presence of major road infrastructure, urban edge etc.</p> <p>The topography change in the far west forms a defensible boundary. Suitable for development, but key factor would be to retain some of the green buffer between north and south, reducing the perceived merging of the</p> |

| Topic | Commentary |
|-------------------------------------|---|
| | <p>settlements. More can be made of the green corridor connections within and adjacent to the site.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS2 - Toton Sidings, LS3 - West of Toton Lane and LS5 - East of Toton Lane - South of the Tram Line / Park & Ride (which cover the site) as:</p> <p>Landscape Value – Green / Green / Green Visual Value – Green / Amber / Amber Landscape Susceptibility – Green / Green / Green Visual Susceptibility – Amber / Amber / Amber Landscape Sensitivity – Green / Green / Green Visual Sensitivity – Green / Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at ‘sites close to HS2 hub at Toton’ (although particular sites/areas are not referred to).</p> <p>Homes England and the Defence Infrastructure Organisation comment that ‘priority [should be] given to ensuring delivery of sites that have already been allocated in Local Plans’, such as Chetwynd Barracks.</p> <p>Radcliffe on Trent Parish Council supports development at area B09 (particular sites are not referred to) because it is ‘close to the regeneration site of Ratcliffe Power Station’.</p> <p>Tollerton Against Backdoor Urbanisation (TABU) supports development at (unspecified) areas at Toton because of good transport infrastructure.</p> <p>Two residents support development at area B09 (particular sites are not referred to) because it ‘does not involve building in greenbelt’. One of these residents also supports it because it is ‘near City/employment or tram stops’; the other because it does ‘not add to traffic congestion on roads such as A52 since near tram’.</p> |

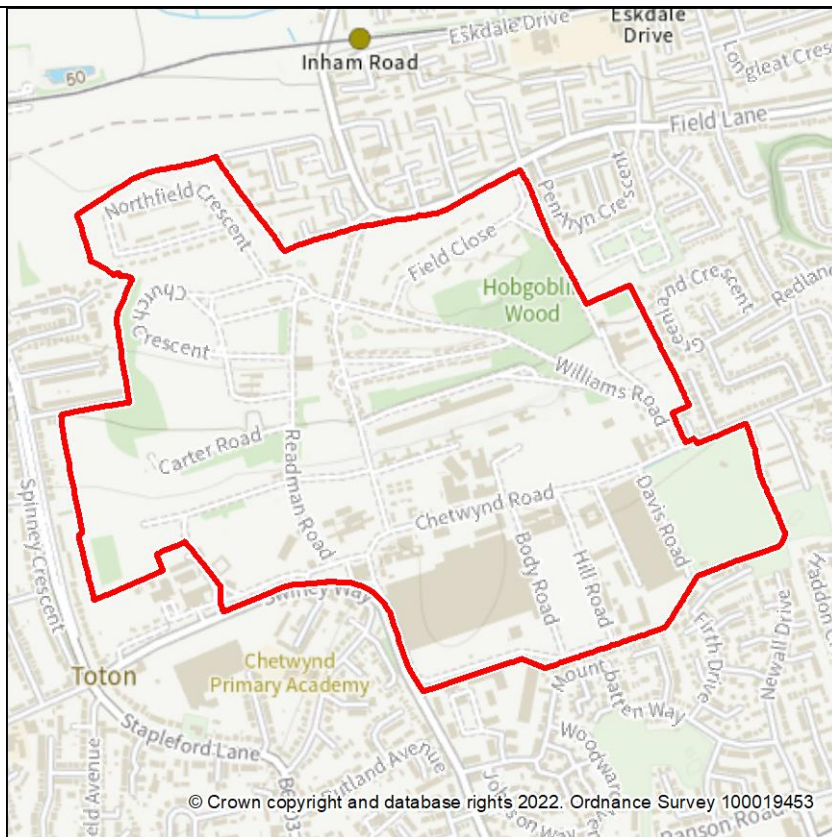
| Topic | Commentary |
|-------------------|---|
| Conclusion | <p>It is proposed that the site, which is identified for growth in the existing Aligned Core Strategy and allocated in the Broxtowe Part 2 Local Plan, should be carried forward as part of the GNSP and allocated for a strategic level of development. The Broxtowe Part 2 Local Plan identifies that the site has an overall capacity of around 3000 homes. It is considered that between 1400 and 1700 homes can be delivered up to 2038. The site has good sustainability credentials being in the south of the Borough and adjoining the main built up area of Nottingham. It provides an opportunity to deliver well-integrated, high quality, mixed tenure housing and employment development and reflects the growth aspirations of the East Midlands Development Corporation.</p> |

B09.4PA: Chetwynd Barracks

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|---|
| Factors | |
| SHLAA reference | 0956 (Full Site) |
| Size | 91.51 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> upto 1500 <u>Employment Floorspace</u> Small scale employment and retail |
| Existing Use | Military barracks |
| Known Land Contamination | Further investigative work will be required. |
| PDL or Greenfield | Majority previously developed land |
| Agricultural Land | No |
| SHLAA Conclusion | Brownfield site allocated (Policy 3.1) in the Part 2 Local Plan for 500 dwellings by 2028 with additional capacity for up to 1,500 dwellings. The site is no longer needed for use by the MOD and the site owners are engaged in pre-application discussions and an outline planning application is expected to be submitted shortly. |
| Growth Options Study Conclusions | Did not form part of the Growth Options Study. |
| Compliance with the GNSP Preferred Approach | In or adjoining the existing main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|------------------|---|
| Utilities | <u>Electricity</u> No abnormal requirements identified but further input would be required from consultees. <u>Gas</u> No abnormal requirements identified but further input would be required from consultees. <u>Water Supply</u> |

| Type | Comments |
|--------------------------------------|--|
| | <p>No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u></p> <p>No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u></p> <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Additional school provision would be required.</p> <p>There are 13 Schools within close proximity of the site.</p> <p>There are 11 Primary Schools within close proximity of the site. The closest is 295m from the site and the furthest is 932m from the site.</p> <p>There are 2 Secondary Schools within close proximity of the site. The closest is 152m from the site and the furthest is 305m from the site. There are 6 Primary Schools within close proximity of the site. The closest is 180m from the site and the furthest is 809m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists 605m from the site and a Doctors 169m from the site.</p> |
| Blue and Green Infrastructure | <p>There is 1 Open Space. This is 5.06% (4.63ha) of the site.</p> <p>There is 1 Proposed Green Infrastructure Corridor within the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity of the site:</p> <p>Hall and Community Centre x1 (210m from the site) Leisure Centre x1 (542m from the site) Open Spaces x5 (closest 0m from site and the furthest 129m from the site) Public House x1 (0m from the site)</p> |
| Other | <p>The site is within 2 National Character Areas.</p> |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|---------------------------|---|
| Green Belt | Site is not in the Green Belt. |
| Carbon Neutrality | <p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Housing would need to be developed to achieve low carbon standards.</p> |
| Impact on Air Quality | <p>The site is not part of an Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 98.56% (90.2ha) of site in NO2 Agglomeration Zone</p> |
| Transport / Accessibility | <p>Detailed Transport Modelling work is being undertaken.</p> <p>There are 5 Bus Stops within close proximity of the site. The closest is 1m from the site and the furthest is 17m from the site.</p> |

| Topic | Commentary |
|-----------------------------|---|
| | <p>There are 4 Tram Stops within close proximity of the site. The closest is 278m from the site and the furthest is 855m from the site.</p> <p>There are 2 Public Rights of Way around the site. The closest is within 100m of the site and the furthest is within 250m of the site.</p> |
| Flood Risk | <p>River Flooding: 0.11% (0.1ha) of site in Flood Zone 2</p> <p>Surface Water Flooding: 0.56% (0.52ha) of site in Surface Water Flood Map 1 in 30 6.38% (5.84ha) of site in Surface Water Flood Map 1 in 100 6.38% (5.84ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>Ground Water Flooding: 0.16% (0.14ha) of site in $\geq 75\%$ (Superficial Deposits Flooding) 7% (6.41ha) of site in $\geq 50\% < 75\%$ (Clear Water and Superficial Deposits Flooding) 7.31% (6.69ha) of site in $< 25\%$ (Clear Water and Superficial Deposits Flooding) 9.62% (8.81ha) of site in $\geq 75\%$ (Clear Water and Superficial Deposits Flooding) 75.91% (69.47ha) of site in $\geq 25\%$ (Clear water)</p> <p>Detailed River Network: 1 Below Surface Watercourse dissects the site and 1 Surface Watercourse dissects the site.</p> |
| Natural Environment | <p>There are 2 Agricultural Land Classifications. 7.4% (6.77ha) of site is in Grade 2 and 92.6% (84.74ha) of site is in Urban.</p> <p>There is 1 Local Wildlife Site around the site. This is within 50m of the site.</p> <p>There are 2 Group/Woodland Tree Preservation Orders. One is 0.01%(0.0ha) of the site and the other is 5.01% (4.58ha) of the site.</p> |
| Historic Environment | <p>There is 1 Listed Building within the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site could potentially harm the significance of</p> |

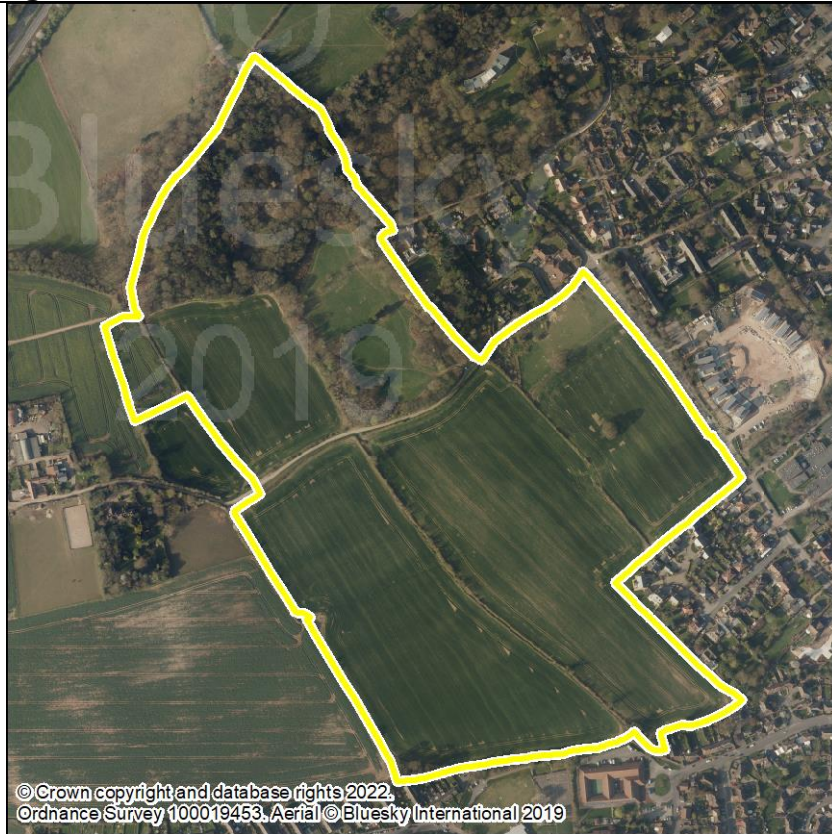
| Topic | Commentary |
|--|--|
| | <p>designated or non-designated heritage assets or their settings. Development at the site could enhance or better reveal the significance of any heritage assets, including improving public access. It could promote heritage based regeneration. Some non-designated heritage assets on the site could be potential candidates for reuse. Overall the effect is considered to be neutral.</p> |
| <p>Landscape and topography</p> | <p>The Chetwynd Barracks site is a previously-developed site in the Urban area.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>Not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p> |
| <p>Consultation Response</p> | <p>Aslockton Parish Council supports development at 'sites close to HS2 hub at Toton' (although particular sites/areas are not referred to).</p> <p>Homes England and the Defence Infrastructure Organisation comment that 'priority [should be] given to ensuring delivery of sites that have already been allocated in Local Plans', such as Chetwynd Barracks.</p> <p>Radcliffe on Trent Parish Council supports development at area B09 (particular sites are not referred to) because it is 'close to the regeneration site of Ratcliffe Power Station'.</p> <p>Two further residents support development at area B09 (particular sites are not referred to) because it 'does not involve building in greenbelt'. One of these residents also supports it because it is 'near City/employment or tram stops'; the other because it does 'not add to traffic congestion on roads such as A52 since near tram'.</p> |
| <p>Conclusion</p> | <p>It is proposed that the site, which is allocated in the Broxtowe Part 2 Local Plan, should be carried forward as part of the GNSP and allocated for a strategic level of development. The Broxtowe Part 2 Local Plan identifies that the site has capacity for 1,500 new homes and it is considered that these can be delivered within the Strategic Plan period up to 2038. The site has good sustainability credentials being in the south of the Borough and within the main built up area of Nottingham. It provides an opportunity to deliver well-</p> |

Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

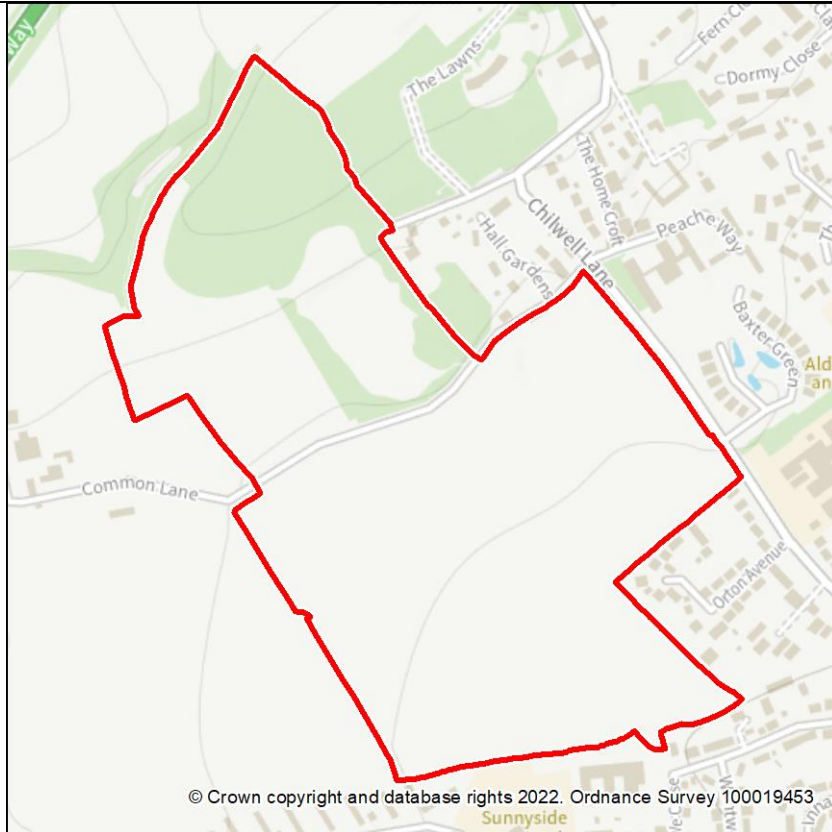
| Topic | Commentary |
|--------------|--|
| | integrated, high quality, mixed tenure housing and community uses. |

B09.5PA: West of Chilwell Lane, Bramcote

Satellite Image



Map



| | |
|---|--|
| Factors | |
| SHLAA reference | 0111 (Part of Site) 0412 (Part of Site) |
| Size | 27.55 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 500-750 <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | The site forms part of a narrow and important Green Belt gap between Bramcote, Beeston, Chilwell and Stapleford. Other policy constraints include Prominent Area for Special Protection and Conservation Area. Access issues would need to be considered and due to significant constraints would result in a greatly reduced dwelling number on the lower parts of the site. Developing the South of the site would create unrestricted urban sprawl, and as the land is best and most versatile agricultural land the site is undesirable for development. Development of the Northern part of the site would be prominent when viewed from the South creating significant encroachment into the countryside which would poorly relate to the built form of Bramcote (Local Plan Review 2003). |
| Growth Options Study Conclusions | Site falls within B09: Northeast of Toton. High potential area for strategic growth – The sites and identified areas represent a significant opportunity to provide new urban communities within the MBUA of Nottingham. The area benefits from existing high accessibility levels and has potential to provide improved linkages to Stapleford and Beeston. The sites and identified area provide sufficient land capable of delivering a large urban extension(s). |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|--|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential constraints in primary education.</p> <p>There are 11 Schools within Close Proximity of the site. 8 of these are Primary Schools and 3 of these are Secondary Schools.</p> <p>The closest Primary School is 314m from the site and the furthest Primary school is 957m from the site.</p> <p>The closest Secondary School to from the site is 196m and the furthest Secondary School is 849m from the site.</p> <p>There are 6 Primary Schools within close proximity of the site. The closest is 46m from the site and the furthest is 971m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists 519m from the site and a Doctors 553m from the site.</p> |
| Blue and Green Infrastructure | <p>There is 1 Proposed Green Infrastructure Corridor. This is within 100m of the site.</p> |
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity of the site:</p> |

| Type | Comments |
|-------|---|
| | Hall and Community Centre x1 (153m from the site) Leisure Centre x1 (617m from the site) Library x1 (153m from the site) Open Spaces x5 (closest is 4m from the site and the furthest is 255m from the site) Public House x1 (148m from the site) - |
| Other | The site is within a National Character Area. |

Sustainability Appraisal

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

Other Factors

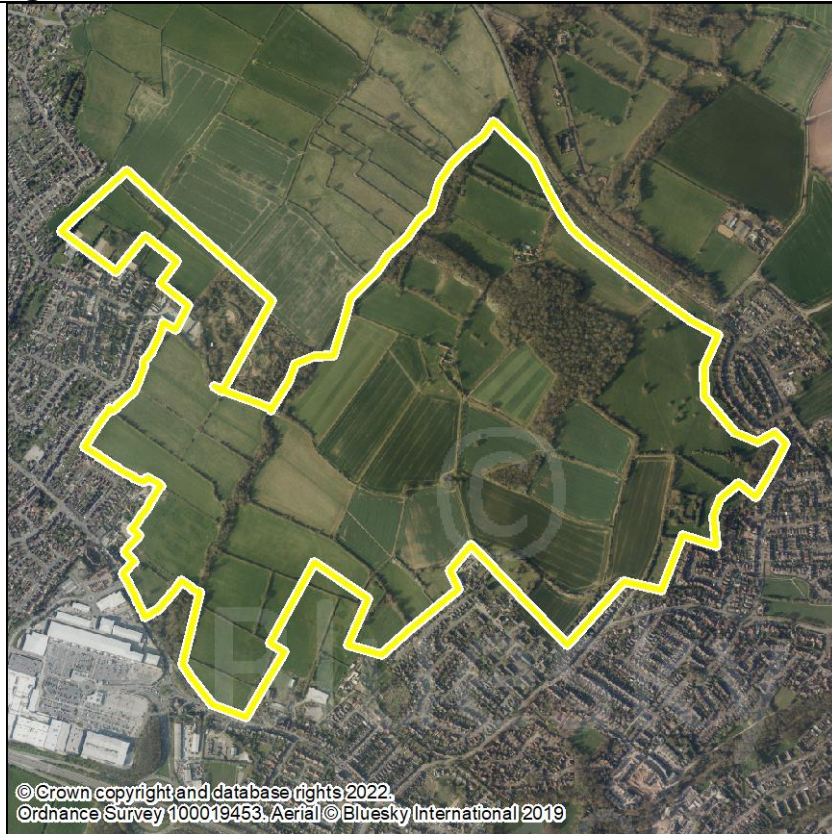
| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site lies within Broad Area 37 (score 13/20) and 38 (score 14/20) of the Green Belt Review. |
| Carbon Neutrality | <p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Housing would need to be developed to achieve low carbon standards.</p> |
| Impact on Air Quality | <p>The site is not part of an Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 1.43% (0.39ha) of site in NO2 Agglomeration Zone.</p> |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>There are 5 Bus Stops within close proximity of the site. The closest is 0m from the site and the furthest is 185m from the site.</p> <p>There are 4 Tram Stops within close proximity of the site. The closest is 518m from the site and the furthest is 804m from the site.</p> <p>There is 1 Public Rights of Way within the site.</p> <p>There are 7 Public Rights of Way around the site (3 are within 50m of the site; 1 is within 100m of the site; and 3 are within 250m of the site).</p> |
| Flood Risk | <p>Surface Water Flooding: 0.06% (0.02ha) of the site in Surface Water Flood Map 1 in 30 1.99% (0.55ha) of site in Surface Water Flood Map 1 in 100 1.99% (0.55ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>Ground Water Flooding: 1.42% (0.39ha) of site in <25% (Superficial Deposits Flooding) 47.82% (13.18ha) of site in <25% (Clear Water)</p> |
| Natural Environment | <p>There are 3 Agricultural Land Classifications: 13.93% (3.84ha) of site in Grade 3 17.77% (4.9ha) of site in Grade 2 68.3% (18.82ha) of site in Urban.</p> |

| Topic | Commentary |
|---------------------------------|---|
| | <p>There is 1 Local Nature Reserve around the site. This is within 250m of the site.</p> <p>There is 1 Local Nature Reserve around the site. This is within 250m of the site.</p> <p>There is 1 Local Wildlife Site within the site. It is 14.93% (4.11ha) of the site.</p> <p>There are 7 Group/Woodland Tree Preservation Orders within the site. The smallest is 0.12% (0.03ha) and the largest is 5.61% (1.55ha).</p> <p>There are 4 Single Tree Preservation Orders within the site boundary.</p> |
| Historic Environment | <p>There are 5 Listed Buildings around the site (2 are within 50m of the site; 1 is within 100m of the site; and 2 are within 250m of the site).</p> <p>14.5% (4ha) of the site is within the Bramcote Conservation Area.</p> <p>There are 12 Local Interest Buildings around the site (1 is within 50m of the site; 1 is within 100m of the site; and 10 are within 250m of the site).</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of the setting of designated or non-designated heritage assets. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green (covers a very large 'Broad Area'):</p> <p>Gentle slope from north to south, with some localised gentle undulations in east. The area of search comprises agricultural land, some open space.</p> <p>Small pocket of scenic quality to north-east at Bramcote, also limited conservation features in this area.</p> |

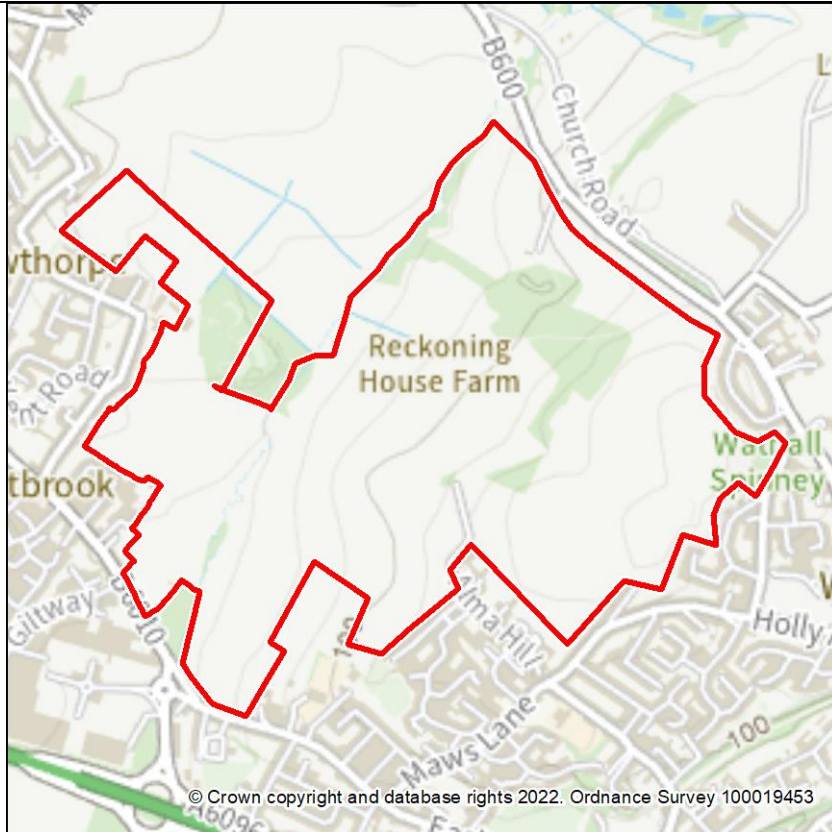
| Topic | Commentary |
|------------------------------|---|
| | <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS4 - East of Toton Lane - North of the Tram Line / South of Common Lane and LS6 - North of Common Lane (which covers the site) as:</p> <p>Landscape Value – Amber / Amber Visual Value – Amber / Amber Landscape Susceptibility – Amber / Red Visual Susceptibility – Amber / Red Landscape Sensitivity – Amber / Red Visual Sensitivity – Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | None received. |
| Conclusion | It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites. |

B10.1PA: Land between Eastwood and Kimberley

Satellite Image



Map



| | |
|---|---|
| Factors | |
| SHLAA reference | 0003 (Part of Site) 0206 (Part of Site) 0229 (Part of Site) 0113 (Part of Site) 0116 (Part of Site) 0285 (Part of Site) |
| Size | 136.39 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 2500+ <u>Employment Floorspace</u> Not applicable |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | Forms part of an important prominent and narrow Green Belt gap between Eastwood and Kimberley. Part of the site is at risk of flooding including part of the site on which an access point may be required; this area also includes a Local Wildlife Site (LWS). Tribal Sustainable Locations for Growth Report (2010) concluded that the east of Eastwood was not a suitable direction for growth due to coalescence risk. Local Plan Review 2003 Inspector considered that developing this site would involve major encroachment into the countryside, would constitute urban sprawl and would increase very substantially the degree of coalescence between the towns of Kimberley and Eastwood. The Inspector also considered that developing the site would adversely impact upon Mature Landscape Area's, Sites of Importance for Nature Conservation and on Best and Most Versatile agricultural land. |
| Growth Options Study Conclusions | Did not form part of the Growth Options Study. |
| Compliance with the GNSP Preferred Approach | Further strategic housing sites not required at this stage but site adjoins key settlements. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|--------------------------------------|--|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | <p>No abnormal requirements identified but further input would be required from consultees.</p> |
| Education | <p>Further input would be required from Education. Potential constraints in secondary education.</p> <p>There are 11 Schools within Close Proximity of the site. 8 of these are Primary Schools and 3 of these are Secondary Schools.</p> <p>The closest Primary School is 314m from the site and the furthest Primary school is 957m from the site.</p> <p>The closest Secondary School to from the site is 196m and the furthest Secondary School is 849m from the site.</p> <p>There are 5 Primary schools within close proximity of the site. The closest is 132m from the site and the furthest is 979m from the site.</p> <p>There is 1 Secondary School in close proximity to the site. It is 825m from the site.</p> |
| Health | <p>Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There is a Dentists 923m from the site and a Doctors 151m from the site.</p> |
| Blue and Green Infrastructure | <p>There are 2 Open Spaces within the site (1 is 0.5% (0.68ha) and the other is 5.8% (7.92ha)).</p> <p>There is 1 Proposed Green Infrastructure Corridors within the site.</p> |

| Type | Comments |
|-----------------------------|---|
| Community Facilities | <p>Housing development will generate need for additional community facilities.</p> <p>There are 9 Community Facilities within close proximity of the site:</p> <p>Hall and Community Centre x1 (85m from the site) Leisure Centre x1 (885m from the site) Library x1 (878m from the site) Open Spaces x5 (closest is 0m from the site and the furthest is 119m from the site) Public House x1 (90m from the site)</p> |
| Other | <p>Coal Referral Area High Risk: 54.97% (74.97ha) of site in Development High Risk Area</p> <p>There are 2 National Character Areas.</p> |

Sustainability Appraisal

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

Other Factors

| Topic | Commentary |
|-------------------|---|
| Green Belt | Site lies within Broad Areas 13 (score 12/20), 14 (score 12/20), 15 (score 12/20) and 16 (score 12/20). |

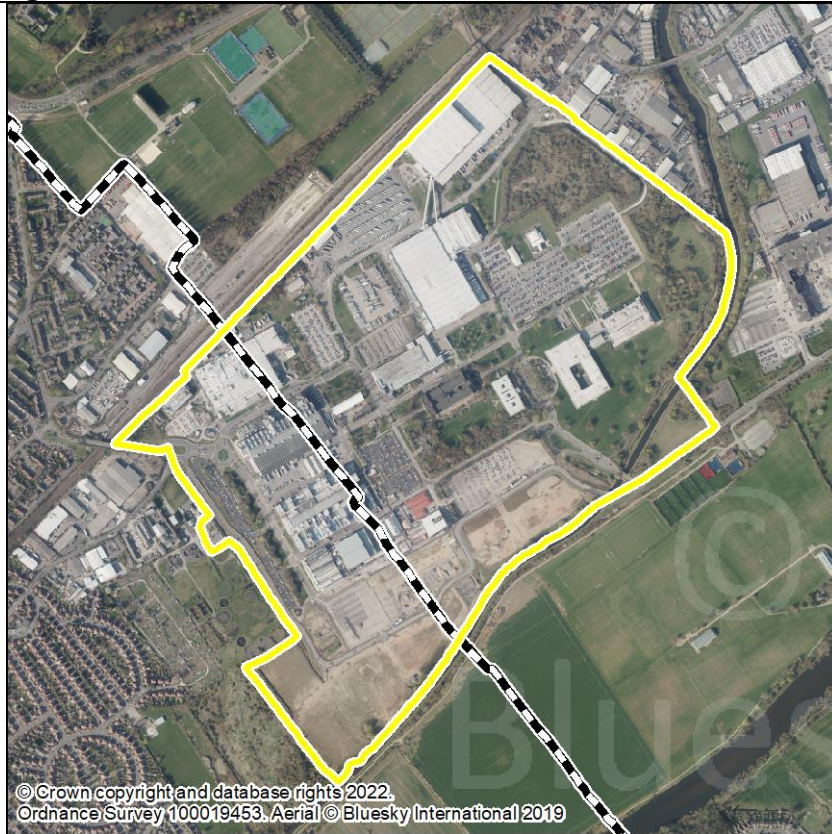
| Topic | Commentary |
|----------------------------------|--|
| Carbon Neutrality | <p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Housing would need to be developed to achieve low carbon standards.</p> |
| Impact on Air Quality | <p>The site is not part of an Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 1.25% (1.71ha) of site in NO2 Agglomeration Zone.</p> |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>There are 5 Bus Stops within close proximity of the site. The closest is 20m from the site and the furthest is 51m from the site.</p> <p>There are 18 Public Rights of Way within the site and 25 Public Rights of Way around the site (all of which are within 250m of the site).</p> |
| Flood Risk | <p>River Flooding 3.62% (4.94ha) of site in Flood Zone 3 4.05% (5.52ha) of site in Flood Zone 2</p> <p>Surface Water Flooding: 3.16% (4.31ha) of site in Surface Water Flood Map 1 in 30 10.09% (13.76ha) of site in Surface Water Flood Map 1 in 100 10.09% (13.76ha) of site in Surface Water Flood Map 1 in 1000.</p> <p>Ground Water Flooding: 28.92% (39.45ha) of site in <25% (Clear Water and Superficial Deposits Flooding) 37.58% (51.26ha) of site in <25% (Superficial Deposits Flooding)</p> <p>Detailed River Network: Surface Watercourse dissects site for 440.86m Surface Watercourse (Secondary River) dissects site for 1436.84m</p> |
| Natural Environment | <p>Agricultural Land Classification: 1.26% (1.72ha) of site in Urban 1.72% (2.34ha) of site in Grade 2 97.02% (132.33ha) of site in Grade 4</p> |

| Topic | Commentary |
|---------------------------------|---|
| | <p>There is 1 Local Geological Site within the site. This is 0.03% (0.04ha) of the site.</p> <p>There is 1 Local Geological Site around the site. This is within 250m of the site.</p> <p>There is 1 Local Nature Reserve within the site. This is 0.5% (0.68ha) of the site.</p> <p>There is 1 Local Nature Reserve around the site. This is within 250m of the site.</p> <p>There are 7 Local Wildlife Sites within the site. The smallest is 0.11% (0.16ha) and the largest is 6.16% (8.4ha).</p> <p>There is 1 Local Wildlife Site around the site. This is within 250m of the site.</p> |
| Historic Environment | <p>There are 4 Listed Buildings around the site (1 is within 50m of the site; 1 is within 100m of the site; and 2 are within 250m of the site).</p> <p>There is 1 Scheduled Ancient Monument around the site. This is within 250m of the site.</p> <p>There are 6 Local Interest Buildings around the site (2 are within 50m of the site; 1 is within 100m of the site; and 3 are within 250m of the site).</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of the setting of designated or non-designated heritage assets. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Amber:</p> <p>The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland. The area of search is representative of the surrounding rural area. There is</p> |

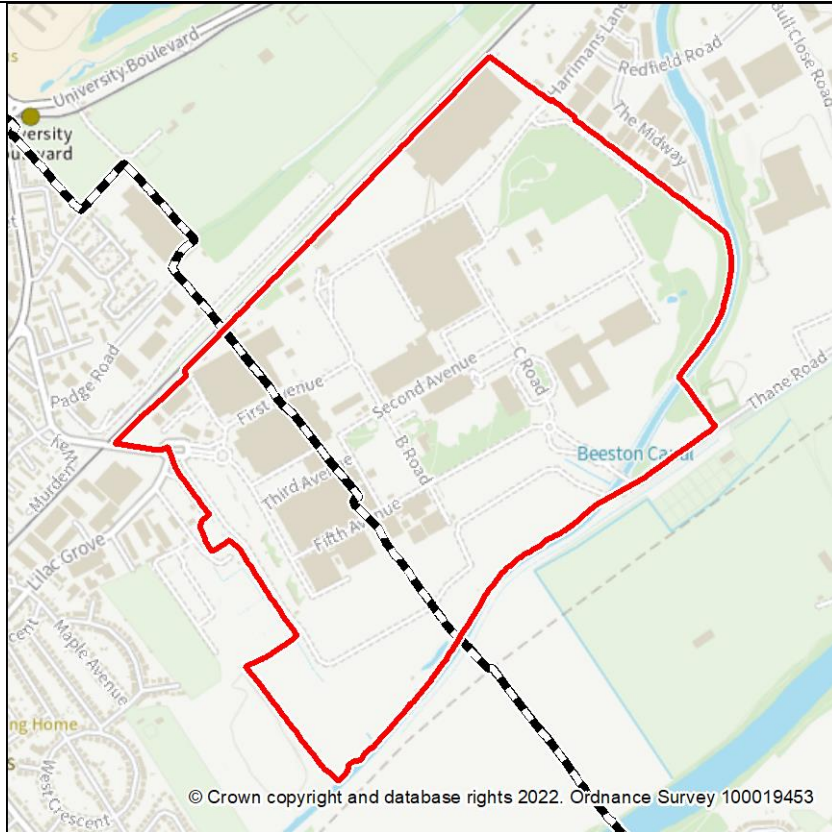
| Topic | Commentary |
|------------------------------|---|
| | <p>scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW including long distance footpaths indicate recreation value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are available. There is potential for coalescence with Greasley and Watnall to the east and south east. Additionally, there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west.</p> <p>Potentially suitable for development away from steep slopes.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS35 - West of Kimberley / North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p> <p>Landscape Value – Amber / Red Visual Value – Amber / Amber Landscape Susceptibility – Amber / Amber Visual Susceptibility – Red / Red Landscape Sensitivity – Amber / Red Visual Sensitivity – Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | None received. |
| Conclusion | <p>It is proposed that strategic sites at Field Farm, Stapleford; Boots; Toton Strategic Location for Growth; and Land at Chetwynd Barracks should be carried forward as part of the GNSP. These sites are existing allocations either within the Aligned Core Strategy or within the Broxtowe 2 Part Local Plan. Due to these allocations, there is no requirement for the allocation of any new strategic housing sites.</p> |

B11.1PA (Broxtowe) and NC1.5PA (Nottingham City) Boots

Satellite Image



Map



Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| | |
|---|--|
| Factors | |
| SHLAA reference | Broxtowe: SHLAA reference 0237 (Part of Site) City: SHLAA reference 458 |
| Size | 115 hectares (full site) |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> 675 (full site) Reserved Matters for 622 dwellings (216 in Nottingham City and 406 in Broxtowe Borough). <u>Employment Floorspace</u> Major existing employment site. Outline permission for 82,000sqm of employment floorspace. |
| Existing Use | Employment (manufacturing, industry, offices, research) |
| Known Land Contamination | 0.56% (0.17ha) of site in Beeston Sewage Works (Lilac Grove, Beeston, Nottinghamshire) |
| PDL or Greenfield | Previously developed land |
| Agricultural Land | No |
| SHLAA Conclusion | BBC: Allocated as a strategic site in the Aligned Core Strategy which was adopted in September 2014. Outline planning application (14/00515/OUT & 14/02038/POUT) for 675 dwellings (split between Broxtowe and Nottingham City) approved. Reserved Matters for 406 dwellings in Broxtowe and for 216 units within the City currently pending consideration. Evidence received from developer regarding proposed build out rate. City: SHLAA reference 458 (Local Plan Site:SR45)) - Available Now / Achievable / Developable / Suitable. |
| Growth Options Study Conclusions | Did not form part of the Growth Options Study. |
| Compliance with the GNSP Preferred Approach | In or adjoining the existing main built up area of Nottingham. |
| Viability and deliverability | Viability considered as part of the planning application. |

Infrastructure

| Type | Comments |
|--------------------------------------|---|
| Utilities | <p><u>Electricity</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | Considered as part of planning application. |
| Education | <p>Considered as part of planning application. Education contributions secured.</p> <p>There are 3 Primary Schools in close proximity to the site. The closest is 719m from the site and the furthest out of the 3 is 838m from the site.</p> |
| Health | Considered as part of planning application. |
| Blue and Green Infrastructure | Enhancements considered as part of planning application. Adjacent the Nottingham Canal. Proposals include Blue and Green Infrastructure provision. |
| Community Facilities | Mix of uses granted as part of planning permission. |
| Other | N/A |

Sustainability Appraisal

| Objective | Score | Objective | Score |
|---|-------|--------------------------------------|-------|
| 1. Housing | ++ | 9. Brownfield Land | ++ |
| 2. Employment and Jobs | ++ | 10. Energy and Climate Change | ? |
| 3. Economic Structure and Innovation | ++ | 11. Pollution and Air Quality | -- |

| Objective | Score | Objective | Score |
|--------------------------|-------|--|-------|
| 4. Shopping Centres | + | 12. Flooding and Water Quality | - |
| 5. Health and Well Being | + | 13. Natural Environment, Biodiversity, Blue and Green Infrastructure | 0 |
| 6. Community Safety | ? | 14. Landscape | 0 |
| 7. Social Inclusion | ++ | 15. Built and Historic Environment | 0 |
| 8. Transport | ++ | 16. Natural Resources and Waste Management | - |

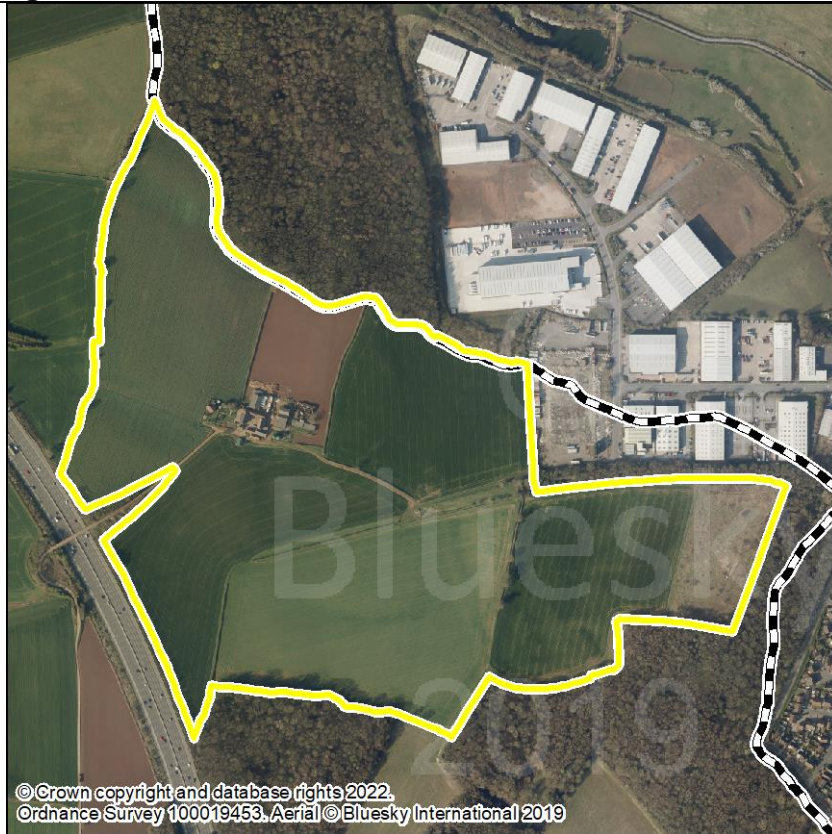
Other Factors

| Topic | Commentary |
|----------------------------------|---|
| Green Belt | Site is not in the Green Belt. |
| Carbon Neutrality | Considered as part of the planning application. |
| Impact on Air Quality | The site is not part of an Air Quality Management area. NO2 Agglomeration Zone: Majority of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | Considered as part of planning application. New link road provided. Public Transport: The closest bus stop is 39m from the site. There is also a tram stop 640m from the site and another tram stop which is 704m from the site. Accessibility: 1 Public Rights of Way dissects the site. There is also a Public Rights of Way within 50m of the site and another Public Rights of Way within 250m of the site. |
| Flood Risk | River Flooding: Majority of site is in Flood Zone 2. Large parts of site in Flood Zone 3. Surface Water Flooding: Small parts of the site subject to surface water flooding. Flood Defences: |

| Topic | Commentary |
|---------------------------------|--|
| | <p>Site benefits from flood defences.</p> <p>Detailed River Network: Below Surface Watercourse (Culvert) dissects site. Surface Watercourse (Secondary River) dissects site.</p> |
| Natural Environment | <p>Agricultural Land Classification: Majority of site is URBAN.</p> |
| Historic Environment | <p>There are 4 Listed Buildings within the site boundary - Building D10; Building D34; Building D90 and Building D6.</p> <p>Local Interest Buildings: There is 1 Local Interest Building within the site boundary. 1.81% (0.56ha) of site in Building D1 Soap Factory.</p> <p>Heritage assets have been considered as part of the planning application.</p> |
| Landscape and topography | <p>The Boots site is a previously-developed site in the Urban area, which has been cleared for development.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>The Boots site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p> |
| Consultation Response | <p>A resident commented that a priority raised was the inclusion of green corridors and green spaces as part of the urban planning e.g. to keep a green corridor for both wildlife and human social recreation needs between Beeston Rylands and the Boots Nottingham City development site.</p> |
| Conclusion | <p>It is proposed that the site, which is allocated in the Broxtowe Part 2 Local Plan and Nottingham City Part 2 Local Plan, should be carried forward as part of the GNSP as the site is currently under development.</p> |

BBC-EMP-19: Land at New Farm, Nuthall

Satellite Image



Map



| | |
|---|---|
| Factors | |
| SHLAA reference | N/A |
| Size | 40.90 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> Not applicable <u>Employment Floorspace</u> 25ha developable area (approx 700-750 jobs) |
| Existing Use | Majority agricultural |
| Known Land Contamination | 0.06% (0.02ha) of site in Land off Dabell Avenue/Matrixgrade (Blenheim Industrial Estate, Matrixgrade, Nottingham) |
| PDL or Greenfield | Majority greenfield |
| Agricultural Land | Yes |
| SHLAA Conclusion | N/A |
| Growth Options Study Conclusions | Did not form part of the Growth Options Study. |
| Compliance with the GNSP Preferred Approach | Further strategic employment sites not required at this stage. Site adjoins existing main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|------------------|---|
| Utilities | <u>Electricity</u> No abnormal requirements identified but further input would be required from consultees. <u>Gas</u> No abnormal requirements identified but further input would be required from consultees. <u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees. |

| Type | Comments |
|--------------------------------------|--|
| | <u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees. <u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees. |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | Not applicable. |
| Health | Not applicable. |
| Blue and Green Infrastructure | Proposed Green Infrastructure Corridors: 2 Proposed Green Infrastructure Corridors dissect the site and 1 Proposed Green Infrastructure Corridor is within 100m of the site. |
| Community Facilities | The following Community Facilities within close proximity of the site: Hall and Community Centre (309m from the site) Leisure Centre (1396m from the site) Library (1629m from the site) Open Spaces x3 (closest is 0m from the site) Public House (668m from the site) |
| Other | N/A |

Sustainability Appraisal

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

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

Other Factors

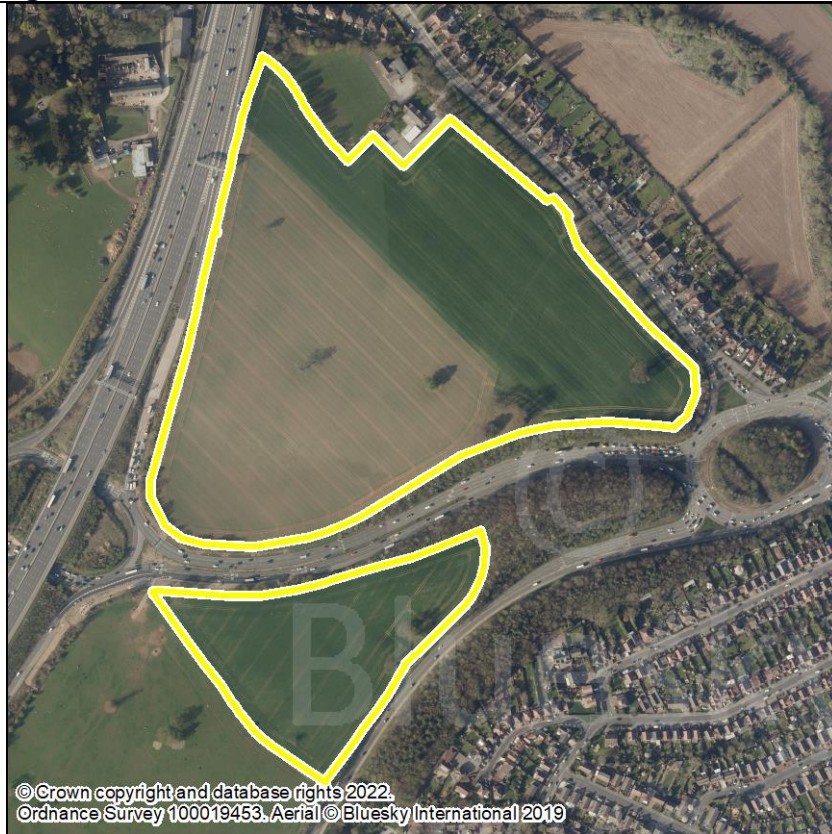
| Topic | Commentary |
|----------------------------------|---|
| Green Belt | Site falls within Broad Area 23 (score 12/20) and Broad Area 24 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | <p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Housing would need to be developed to achieve low carbon standards.</p> |
| Impact on Air Quality | NO2 Agglomeration Zone: 0.34% (0.14ha) of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | <p>Transport modelling work would be required.</p> <p>Public Transport: The closest bus stop is 114m from the site.</p> <p>Accessibility: There are 2 Public Rights of Way within the site. There are also 2 Public Rights of Way within 50m of the site and another Public Rights of Way within 100m of the site.</p> |
| Flood Risk | <p>Surface Water Flooding: 0.04% (0.02ha) of site in Surface Water Flood Map 1 in 30 0.72% (0.3ha) of site in Surface Water Flood Map 1 in 100 0.72% (0.3ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding: 38.88% (15.9ha) of site in >= 25% <50% (Clearwater) 61.12% (25ha) of site in < 25% (Clearwater)</p> <p>Detailed River Network: Surface Watercourse (Tertiary River) dissects site for 255.45m.</p> |
| Natural Environment | Agricultural Land Classification: 45.07% (18.44ha) of site in GRADE 3 |

| Topic | Commentary |
|---------------------------------|---|
| | <p>54.93 (22.46ha) of site in GRADE 2</p> <p>Ancient Woodland: 0.04% (0.02ha) of site in Bulwell Wood</p> <p>Local Wildlife Sites: 0.88% (0.36ha) of site in 'an interesting wooded disused railway supporting a valuable and rather calcareous ground flora'. There are also 3 Local Wildlife Sites within 50m of the site and another Local Wildlife Site within 250m of the site.</p> <p>SSSI: There are 2 SSSIs within 50m of the site.</p> |
| Historic Environment | <p>Local Interest Buildings: 0.14% (0.06ha) of site in New Farm</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| Landscape and topography | <p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields. A limited network of PRow provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Ancient woodland on the edges of the site and vegetation associated with the dismantled railway are indicative of conservation value. Views are limited to field extents by hedgerows. Woodland within the area of search along the route of a dismantled railway has potential to be tied into development. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> |

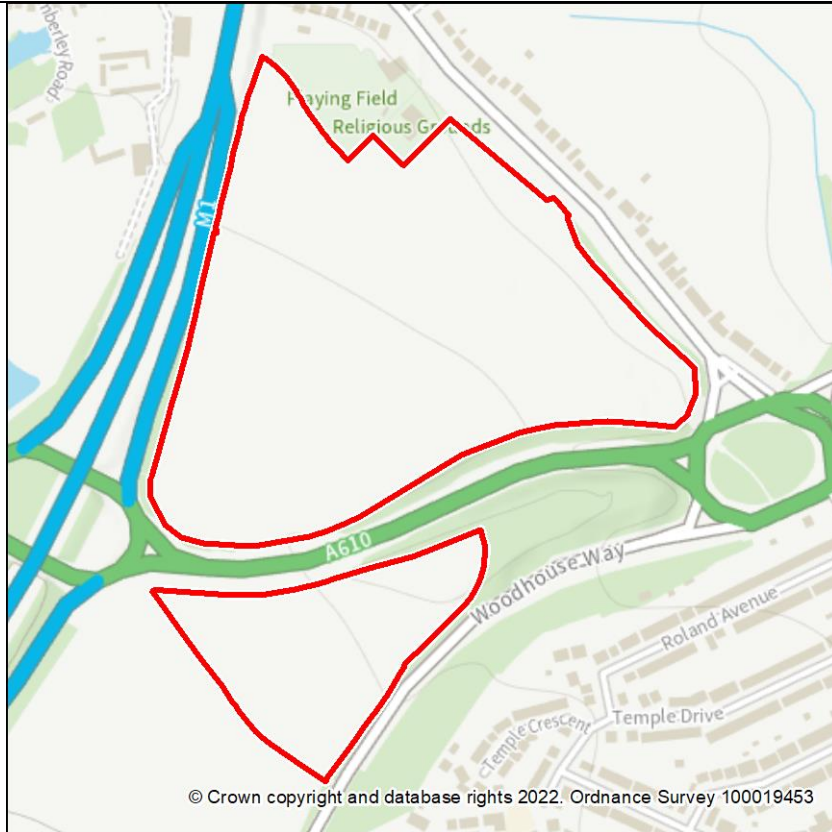
| Topic | Commentary |
|------------------------------|--|
| | <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape value – Amber Visual Value – Amber Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| Consultation Response | None received. |
| Conclusion | <p>It is proposed that there will be a significant level of employment at the Toton Strategic Location for Growth which would support the aspirations of the East Midlands Development Corporation. There is not, however, justification for any further new strategic employment sites. Notwithstanding this, the Councils have recently undertaken a “call” for strategic distribution sites and the approach to large strategic distribution development will be addressed at the next stage of plan preparation.</p> |

BBC-EMP-20: Land at Nuthall

Satellite Image



Map



| | |
|---|--|
| Factors | |
| SHLAA reference | N/A |
| Size | 20.07 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> Not applicable <u>Employment Floorspace</u> Major employment (1500+ jobs) |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | N/A |
| Growth Options Study Conclusions | The area includes ancient woodland, safeguarded land for HS2 and landscape constraints (including risk of coalescence) and are therefore potentially unsuitable for development. |
| Compliance with the GNSP Preferred Approach | Further strategic employment sites not required at this stage. Site lies between main built up area of Nottingham and Nuthall. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|------------------|---|
| Utilities | <u>Electricity</u> No abnormal requirements identified but further input would be required from consultees. <u>Gas</u> No abnormal requirements identified but further input would be required from consultees. <u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees. |

| Type | Comments |
|--------------------------------------|--|
| | <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | Not applicable. |
| Health | Not applicable. |
| Blue and Green Infrastructure | Enhancements may be required as part of future planning applications. |
| Community Facilities | <p>The following Community Facilities are within close proximity of the site:</p> <p>Hall and Community Centre (22m from the site) Leisure Centre (1437m from the site) Library (1671m from the site) Open Spaces x5 (the closest is 0m from the site) Public House (128m from the site)</p> |
| Other | N/A |

Sustainability Appraisal

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

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

Other Factors

| Topic | Commentary |
|----------------------------------|---|
| Green Belt | Site falls within Broad Area 25 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | NO2 Agglomeration Zone: 0.32% (0.06ha) of site in NO2 Agglomeration Zone. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 28m from the site. |
| Flood Risk | No identified flooding constraints. |
| Natural Environment | Agricultural Land Classification: 8.85% (1.78ha) of site in GRADE 4 91.15% (18.3ha) of site in GRADE 2 Local Wildlife Sites: There is a Local Wildlife Site within 50m of the site and another Local Wildlife Site within 250m of the site. Tree Preservation Orders: There are 3 Single Tree Preservation Orders within the site and 0.04% (0.01ha) of site in Group/Woodland Tree Preservation Order. |
| Historic Environment | Listed Buildings: There are numerous Listed Buildings within 250m of the site. Conservation Area: Nuthall Conservation Area is within 100m of the site. Local Interest Buildings: |

| Topic | Commentary |
|--|---|
| | <p>There are a number of Local Interest Buildings within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Ranking: Green: This area of search is largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields, with a ribbon of housing in the south along the B600.</p> <p>A limited network of PRow provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Views are limited to field extents by hedgerows.</p> <p>Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS26 – Land between the A160 and Nottingham Road Nuthall (which covers the site) as:</p> <p>Landscape value – Green Visual Value – Green Landscape Susceptibility – Amber Visual Susceptibility – Green Landscape Sensitivity – Amber Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |

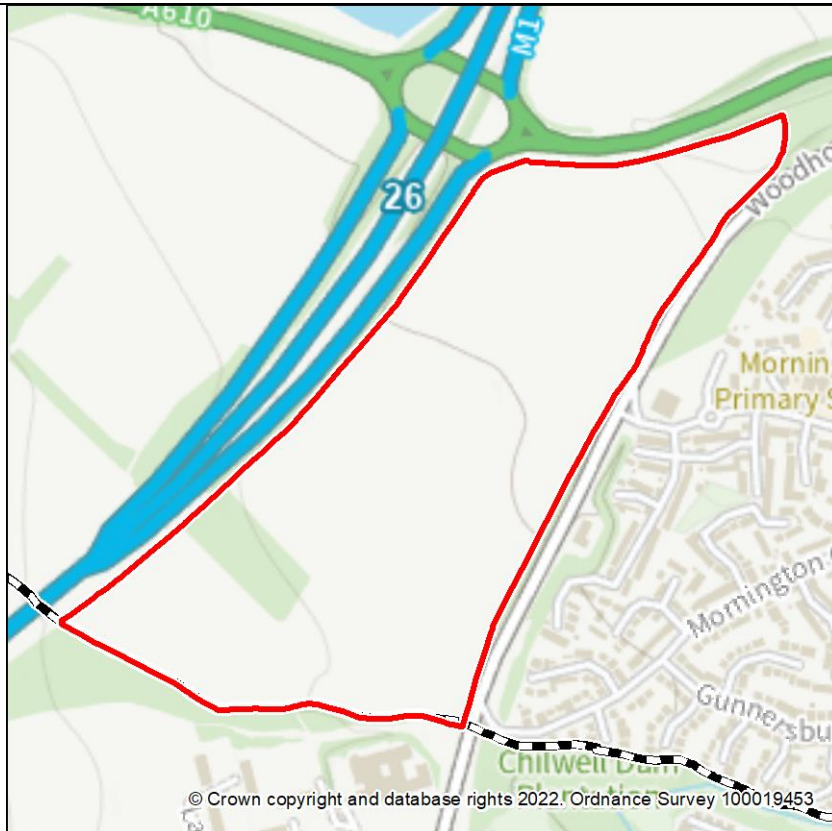
| Topic | Commentary |
|------------------------------|---|
| Consultation Response | None received. |
| Conclusion | It is proposed that there will be a significant level of employment at the Toton Strategic Location for Growth which would support the aspirations of the East Midlands Development Corporation. There is not, however, justification for any further new strategic employment sites. Notwithstanding this, the Councils have recently undertaken a “call” for strategic distribution sites and the approach to large strategic distribution development will be addressed at the next stage of plan preparation. |

BBC-EMP-21: Land North of Nottingham Business Park

Satellite Image



Map



| | |
|---|---|
| Factors | |
| SHLAA reference | N/A |
| Size | 32.46 hectares |
| No of dwellings/ estimated employment floorspace | <u>Dwellings</u> Not applicable <u>Employment Floorspace</u> Major employment (1200+ jobs) |
| Existing Use | Majority agricultural |
| Known Land Contamination | No identified constraints but further investigative work may be required. |
| PDL or Greenfield | Greenfield land |
| Agricultural Land | Yes |
| SHLAA Conclusion | N/A |
| Growth Options Study Conclusions | Site is free from major constraints and is potentially suitable for employment development pending further investigations. |
| Compliance with the GNSP Preferred Approach | Further strategic employment sites not required at this stage. Site adjoins existing main built up area of Nottingham. |
| Viability and deliverability | No known viability or delivery issues. The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment. |

Infrastructure

| Type | Comments |
|------------------|---|
| Utilities | <u>Electricity</u> No abnormal requirements identified but further input would be required from consultees. <u>Gas</u> No abnormal requirements identified but further input would be required from consultees. <u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees. |

| Type | Comments |
|--------------------------------------|--|
| | <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p> |
| Emergency Services | No abnormal requirements identified but further input would be required from consultees. |
| Education | Not applicable. |
| Health | Not applicable. |
| Blue and Green Infrastructure | Proposed Green Infrastructure Corridors: 1 Proposed Green Infrastructure Corridor dissects the site and there is 1 Proposed Green Infrastructure Corridor within 100m of the site. |
| Community Facilities | The following Community Facilities are within close proximity of the site: Hall and Community Centre (424m from the site) Leisure Centre (1593m from the site) Library (1722m from the site) Open Spaces x5 (closest is 31m from the site) Public House (65m from the site) |
| Other | N/A |

Sustainability Appraisal

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

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

Other Factors

| Topic | Commentary |
|----------------------------------|--|
| Green Belt | Site falls within Broad Area 25 (score 11/20) of the Green Belt Review. |
| Carbon Neutrality | The development would be subject to full environmental analysis as part of the design and planning application process. Housing would need to be developed to achieve low carbon standards. |
| Impact on Air Quality | Further investigations would be required. |
| Transport / Accessibility | Transport modelling work would be required. Public Transport: The closest bus stop is 170m from the site. Accessibility: There is 1 Public Rights of Way within 250m of the site. |
| Flood Risk | Surface Water Flooding: 0.02% (0.01ha) of site in Surface Water Flood Map 1 in 30 0.5% (0.16ha) of site in Surface Water Flood Map 1 in 100 0.5% (0.16ha) of site in Surface Water Flood Map 1 in 1000 |
| Natural Environment | Agricultural Land Classification: 22.93% (7.44ha) of site in GRADE 4 77.07% (25.01ha) of site in GRADE 2 Local Wildlife Sites: 4.27% (1.39ha) of site in 'a notable coal-measures woodland). There are also 3 further Local Wildlife Sites within 250m of the site. |
| Historic Environment | Conservation Areas: Nuthall Conservation Area is within 250m of the site. The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their |

| Topic | Commentary |
|--|--|
| | <p>settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p> |
| <p>Landscape and topography</p> | <p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway. Land is composed of medium to large size arable fields, edge of town industrial units. Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquility are high. There are however detractors including the highways network and industrial urban fringe development. Topography and vegetation provides some enclosure. Development may adversely affect views. Defensive boundaries are generally limited to the highway network and existing field boundaries. Topography means that development would be best placed in the south-east and east of the broad area of search, with commercial development potentially suitable in the far north.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS25 - Land between Nottingham Business Park and the A610 Nuthall (which covers the site) as:</p> <p>Landscape Value – Green Visual Value – Green Landscape Susceptibility – Green Visual Susceptibility – Green Landscape Sensitivity – Green Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> |
| <p>Consultation Response</p> | <p>No responses received.</p> |
| <p>Conclusion</p> | <p>It is proposed that there will be a significant level of employment at the Toton Strategic Location for Growth which would support the aspirations of the East Midlands Development Corporation. There is not, however, justification for any further new strategic employment sites. Notwithstanding this, the Councils</p> |

Preferred Approach: Site Selection Report – Appendix A (Broxtowe)

| Topic | Commentary |
|--------------|--|
| | have recently undertaken a “call” for strategic distribution sites and the approach to large strategic distribution development will be addressed at the next stage of plan preparation. |