

# Greater Nottingham Strategic Plan



## Publication Draft: Sustainability Appraisal Report Appendix E: Appraisals for strategic sites in Broxtowe September 2024

Greater Nottingham  
Planning Partnership



# Contents

<b>Contents.....</b>	<b>1</b>
<b>Introduction .....</b>	<b>3</b>
<b>Sites for consideration .....</b>	<b>4</b>
Sites for housing/mixed use development.....	4
Sites for strategic distribution development.....	4
Sites for Residential / Mixed Use Development .....	5
Sites for employment development .....	10
Sites for Strategic Distribution .....	12
<b>Site appraisals .....</b>	<b>15</b>
SA Framework 2 – site criteria.....	17
<b>Site assessments on reasonable alternatives for housing/ mixed use sites ....</b>	<b>32</b>
Broad Area: B02: Eastwood Extension.....	32
Site: B02.1PA West of Moorgreen .....	32
Broad Area: B03: Northwest of Bulwell.....	46
Site: B03.1PA West of Hucknall.....	46
Site: B03.2PA West of Bulwell .....	61
Broad Area: B04: Watnall Extension.....	75
Site: B04.1PA West of M1 / Watnall.....	75
Site: B04.2PA North of Watnall .....	89
Broad Area: B05: Nuthall Extension .....	105
Site: B05.1PA East of Nuthall .....	105
Broad Area: B06: Awsworth Extension .....	119
Site: B06.1PA East of Awsworth .....	119
Site: B06.2PA Former Bennerley Coal Disposal Point .....	133
Broad Area: B07: North of Trowell.....	150
Site: B07.1PA North of Trowell.....	150
Broad Area: B08: Land off Woodhouse Way .....	164
Site: B08.1PA Catstone Green.....	164
Site: B08.2PA West of Coventry Lane .....	181
Site: B08.3PA Land West of Woodhouse Way .....	198
Site: B08.4PA Field Farm.....	212
Broad Area: B09 Northeast of Toton.....	225
Site: B09.1PA Land at Hill Top Farm Stapleford .....	225
Site: B09.2PA North of Toton .....	239
Site: B09.3PA Toton Strategic Location for Growth .....	254

Site: B09.4PA Chetwynd Barracks .....	272
Site: B09.4COM Toton and Chetwynd Barracks Combined Site.....	287
Site: B09.5PA West of Chilwell Lane, Bramcote .....	305
Broad Area: B10 Between Eastwood and Kimberley .....	321
Site: B10.1PA Land Between Eastwood and Kimberley .....	321
Broad Area: B11 Boots .....	339
Site: B11.1PA Boots.....	339
<b>Site assessments for reasonable alternatives for employment sites .....</b>	<b>355</b>
Site: BBC-EMP-19 Land at New Farm, Nuthall .....	355
Site: BBC-EMP-20 Land at Nuthall .....	369
Site: BBC-EMP-21 Land North of Nottingham Business Park.....	382
<b>Site assessments on reasonable alternatives for strategic distribution sites .....</b>	<b>395</b>
BBC-L01 – Former Bennerley Coal Disposal Point .....	395
BBC-L02a – Gilt Hill (smaller site) .....	409
BBC-L02b – Gilt Hill (larger site).....	422
BBC-L04 – Land at Kimberley Eastwood Bye Pass.....	437
BBC-L05 – Land at Low Wood Road, Nuthall.....	449
BBC-L06 – Land at New Farm, Nuthall.....	465
BBC-L08 – Land to the south-east of M1 Junction 26, Nuthall .....	479

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# Introduction

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

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

The appendix includes the following:

- Tables which identify the selected reasonable alternatives for site appraisal within each of the following areas:-
  - B01 Brinsley Extension
  - B02 Eastwood Extension
  - B03 Northwest of Bulwell
  - B04 Watnall Extension
  - B05 Nuthall Extension
  - B06 Awsworth Extension
  - B07 North of Trowell
  - B08 Land off Woodhouse Way
  - B09 Northeast of Toton
  - B10 Between Eastwood and Kimberley
  - B11 Boots
- SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for site appraisals on the reasonable alternatives.
- Site appraisals on the reasonable alternatives. This includes appraisals for employment sites, including those promoted for logistics.

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



# Sites for consideration

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

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

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

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

## **Sites for housing/mixed use development**

Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change and therefore differ to the number of dwellings appraised or the dwelling capacity on the Strategic Housing Land Availability Assessment (SHLAA). In addition, the number of dwellings may change during the plan making process following future submissions by the landowner, consultees and further assessment by the local authority.

## **Sites for strategic distribution development**

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

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

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

### Sites for Residential / Mixed Use Development

Site Reference	Site Name	Indicative no. dwellings	Is this a realistic option?
<b>B01.1PA</b>	East of Church Lane, Brinsley	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B02.1PA</b>	West of Moorgreen	500-750	The site is of strategic size / could accommodate a strategic level of housing. Site lies adjacent to the Key Settlement of Eastwood.
<b>B02.2PA</b>	Land to the East of Mansfield Road, Eastwood	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B03.1PA</b>	West of Hucknall	2000+	The site is of strategic size / could accommodate a strategic level of housing. Site lies adjacent to the Sub Regional Centre of Hucknall. Three adjacent smaller sites have been combined.
<b>B03.2PA</b>	West of Bulwell	500-750	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area.
<b>B04.1PA</b>	West of M1 / Watnall	2000-2500	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to Watnall, which is part of the Key Settlement of Kimberley. Two adjacent sites have been combined.
<b>B04.2PA</b>	North of Watnall	2500+	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to Watnall, which is part of the Key Settlement of Kimberley.
<b>B05.1PA</b>	East of Nuthall	1500-2000	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area. Two adjacent sites have been combined.
<b>B05.2PA</b>	Land south of Nottingham Road, Nuthall	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B06.1PA</b>	East of Awsworth	500-750	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the Key Settlement of Awsworth.

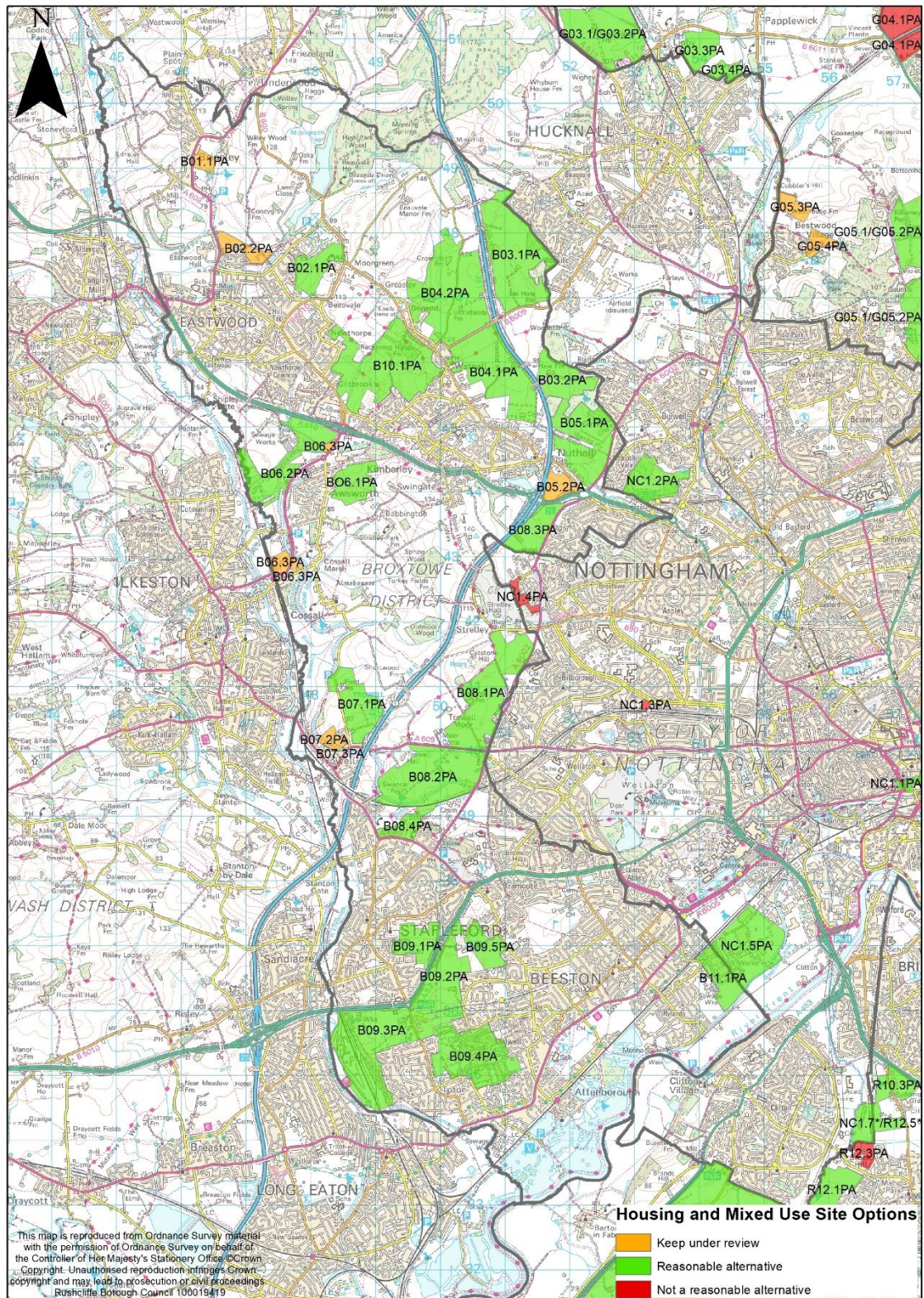
Site Reference	Site Name	Indicative no. dwellings	Is this a realistic option?
<b>B06.2PA</b>	Former Bennerley Coal Disposal Point	1000-1500	The site is of strategic size / could accommodate a strategic level of housing. The site lies to the north west of the Key Settlement of Awsworth.
<b>B06.3PA</b>	Land north east and south west of Shilo Way, Awsworth	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B07.1PA</b>	North of Trowell	1000-1500	The site is of strategic size / could accommodate a strategic level of housing.
<b>B07.2PA</b>	Land west of Cossall Road, Trowell	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B07.3PA</b>	Land at Cossall Road, Trowell	<500	The site is not of strategic size. To be considered at Part 2 Local Plan review stage.
<b>B08.1PA</b>	Catstone Green	2000+	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area. The sider site comprises 4 SHLAA sites.
<b>B08.2PA</b>	West of Coventry Lane	2000+	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area. Four adjacent smaller sites have been combined.
<b>B08.3PA</b>	West of Woodhouse Way	500-750	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area.
<b>B08.4PA</b>	Field Farm	450 (existing ACS allocation)	The site is an allocation within the Aligned Core Strategy. Development has commenced but is not completed and so has been carried forward.
<b>B09.1PA</b>	Hill Top Farm, Stapleford	500-750	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area.
<b>B09.2PA</b>	North of Toton	1000-1500	The site is of strategic size / could accommodate a strategic level of housing. The site lies adjacent to the main built up area. Two adjacent sites have been combined.

Site Reference	Site Name	Indicative no. dwellings	Is this a realistic option?
<b>B09.3PA</b>	Toton Strategic Location for Growth	Up to 3000	The site is an allocation within the Part 2 Local Plan. It is considered that a greater number of units could be allocated within the Greater Nottingham Strategic Plan.
<b>B09.4PA</b>	Chetwynd Barracks	Up to 1500	The site is an allocation within the Part 2 Local Plan. It is considered that a greater number of units could be allocated within the Greater Nottingham Strategic Plan.
<b>B09.4COM</b>	Toton and Chetwynd Barracks Combined Site	Capacity of around 4800	Combined site including part (20 hectares) of B09.2PA North of Toton, B09.3PA Toton Strategic Location for Growth and B09.4PA Chetwynd Barracks. Most of the site (except for 20 hectares of land to the north of Toton) has been allocated within the Part 2 Local Plan. It is considered that a greater number of units could be allocated within the Greater Nottingham Strategic Plan.
<b>B09.5PA</b>	West of Chilwell Lane	500-750	The site is of strategic size / could accommodate a strategic level of housing. The site is adjacent to the main built up area. Two adjacent sites have been combined.
<b>B10.1PA</b>	Between Eastwood Kimberley	2500+	The site is of strategic size / could accommodate a strategic level of housing. The site is adjacent to the Key Settlements of Eastwood and Kimberley. Three adjacent sites have been combined.
<b>B11.1PA</b>	Boots	675 (including part of site in Nottingham City)	<p>The site is an allocation within the Aligned Core Strategy and so has been carried forward. The site includes land within both Broxtowe Borough and Nottingham City.</p> <p>The Boots site lies within Broxtowe and Nottingham City. Joint assessments, assessing the site as a whole, have therefore been produced in relation to the Sustainability Appraisal, the site selection document and heritage assessments.</p>



### Map of housing/mixed use development site options for consideration

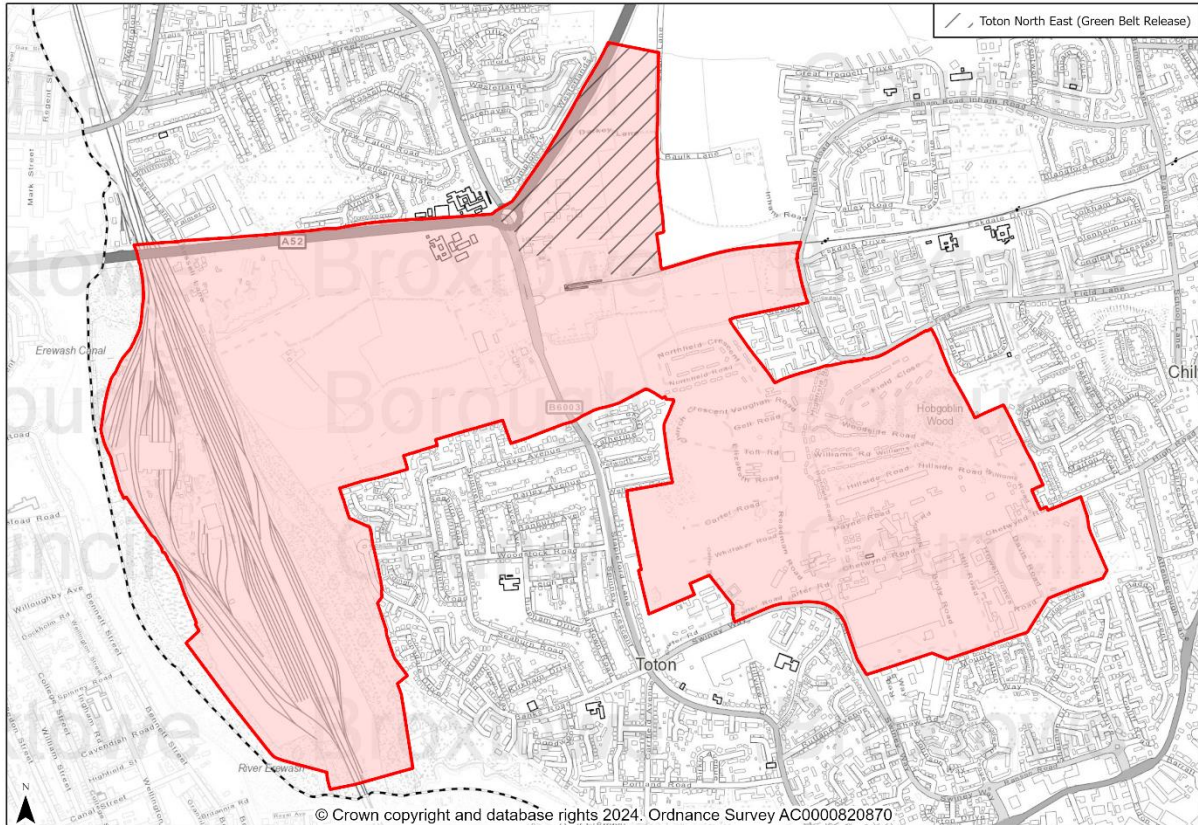
The housing/mixed use development site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.





The plan on the previous page does not show the newly combined site (reference Site B09.4COM), which includes part (20 hectares) of B09.2PA North of Toton, B09.3PA Toton Strategic Location for Growth and B09.4PA Chetwynd Barracks.

Below is a plan showing the extent of this site.



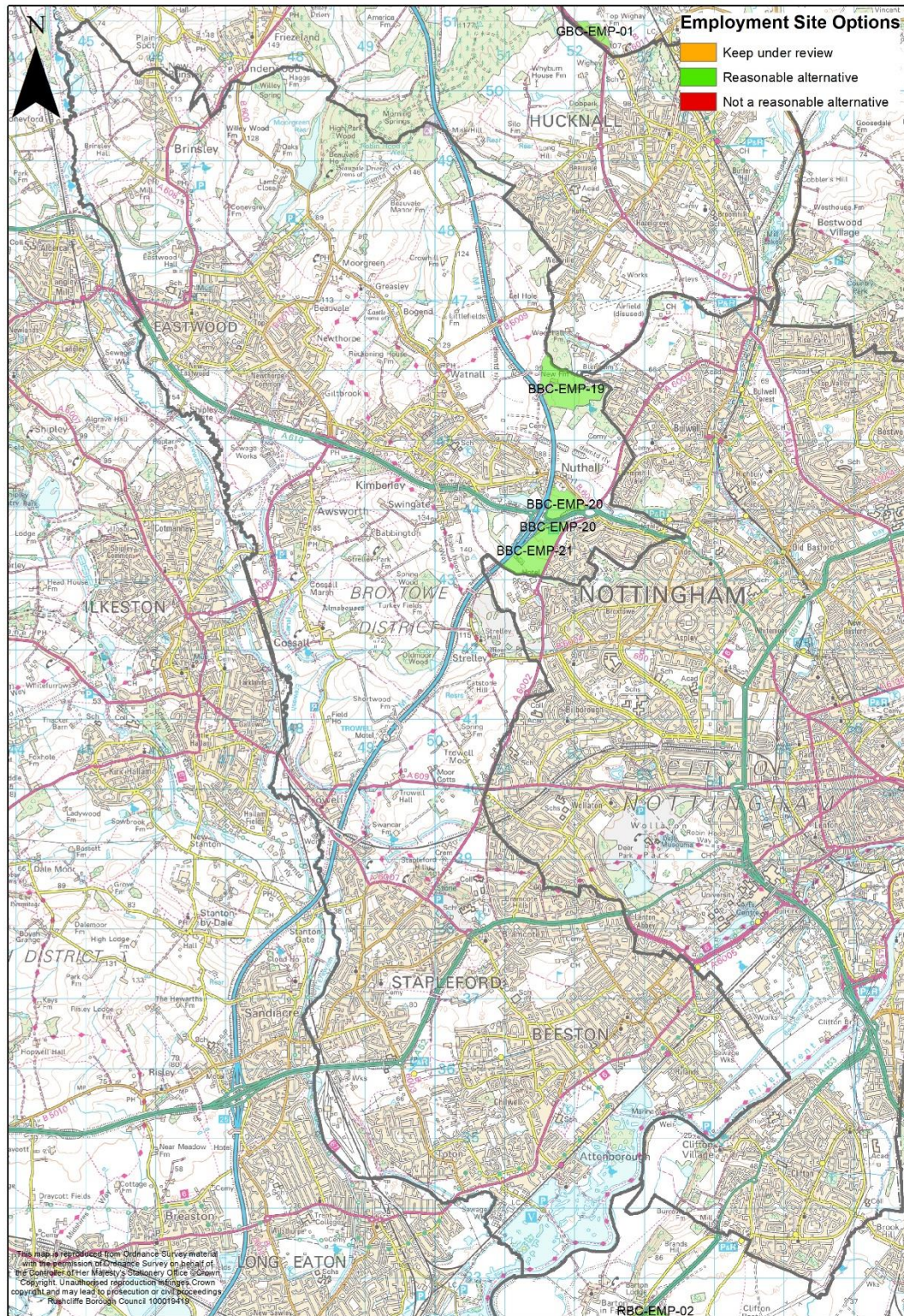
### Sites for employment development

Site Reference	Site Name	Site Size	Is this a realistic option?
<b>BBC-EMP-19</b>	New Farm, Nuthall	40ha	The site is of strategic size / could accommodate a strategic level of employment.
<b>BBC-EMP-20</b>	Land at Nuthall	20ha	The site is of strategic size / could accommodate a strategic level of employment. The site includes two parcels of land which have been promoted together. Together these are of a strategic size. The southern part of the site together with additional land is also appraised as site BBC-EMP-21.
<b>BBC-EMP-21</b>	North of Nottingham Business Park	32ha	The site is of strategic size / could accommodate a strategic level of housing. A small part of this site (together with additional land further to the north) is also appraised as site BBC-EMP-22.



## Map of employment site options for consideration

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





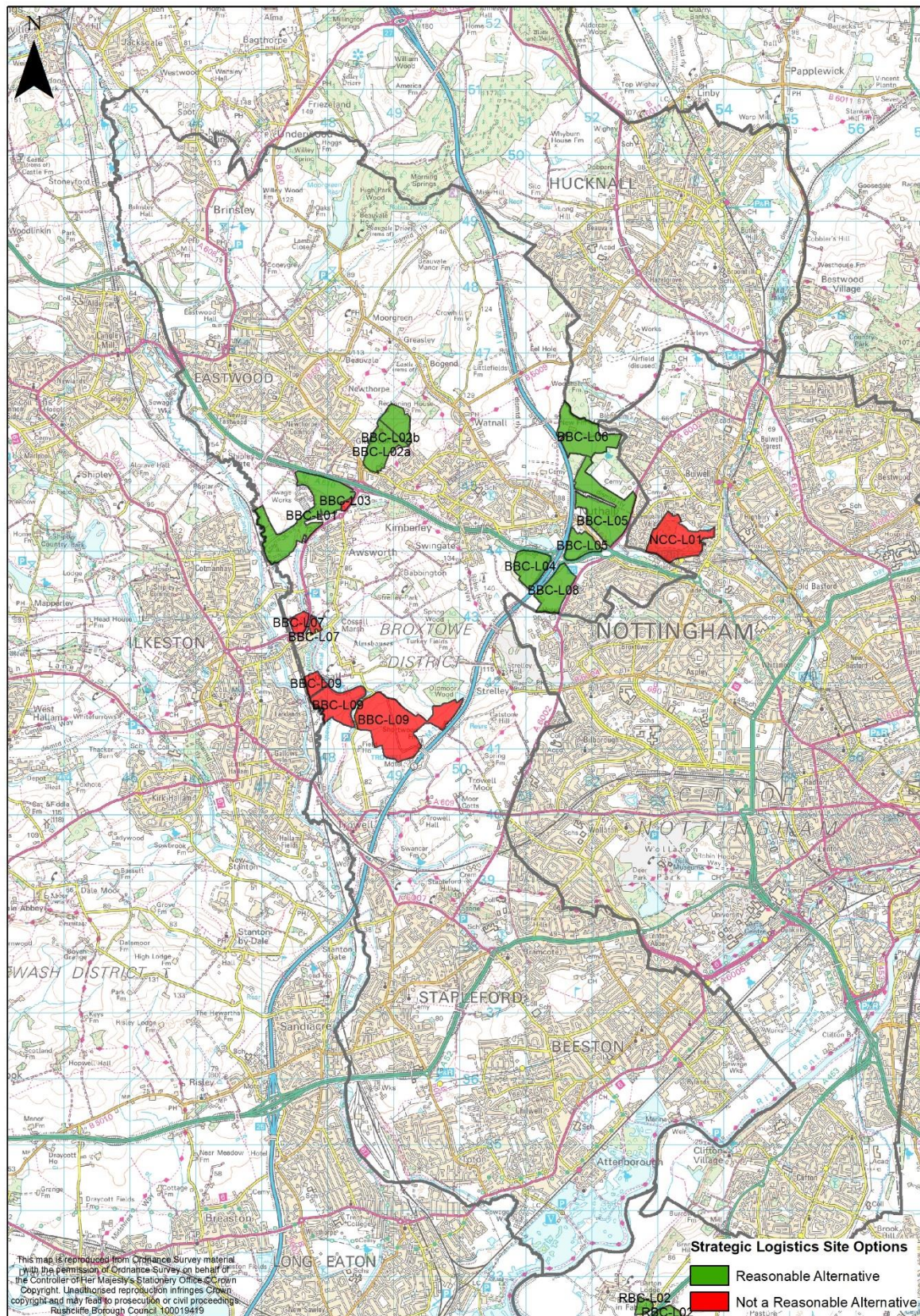
### Sites for Strategic Distribution

Site Reference	Site Name	Site Size	Is this a realistic option?
BBC-L01	Former Bennerley Coal Disposal Point	79ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02a	Gilt Hill (smaller site)	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02b	Gilt Hill (larger site)	42ha (site promoters state 50 ha, including the smaller site BBC-L02a)	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L03	Gin Close Way	1.97ha	The site is too small for strategic distribution.
BBC-L04	Land at Kimberley Eastwood Bye Pass	22ha	The site is only 3ha below the 25ha recommended site size and has the potential to accommodate a development for strategic distribution. It is in an Area of Opportunity and has site connectivity to the highway network and junction with the M1.
BBC-L05	Land at Low Wood Road, Nuthall	57ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L06	Land at New Farm Nuthall	41ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L07	Land at Shilo Way	10.07ha	The site is too small for strategic distribution.

Site Reference	Site Name	Site Size	Is this a realistic option?
		(site promoters state 11 ha)	
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L09	Land at Waterloo Lane, Trowell	118.06ha (site promoters state 120 ha)	There is insufficient information provided to assess as a reasonable alternative, including no details of site access.



## Map of strategic distribution site options for consideration





# Site appraisals

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

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

A total of 20 housing sites were identified as reasonable alternatives:

- B02.1PA West of Moorgreen
- B03.1PA West of Hucknall
- B03.2PA West of Bulwell
- B04.1PA West of M1 / Watnall
- B04.2PA North of Watnall
- B05.1PA East of Nuthall
- B06.1PA East of Awsworth
- B06.2PA Former Bennerley Coal Disposal Point
- B07.1PA North of Trowell
- B08.1PA Catstone Green
- B08.2PA West of Coventry Lane
- B08.3PA West of Woodhouse Way
- B08.4PA Field Farm
- B09.1PA Hill Top Farm, Stapleford
- B09.2PA North of Toton
- B09.3PA Toton Strategic Location for Growth
- B09.4PA Chetwynd Barracks
- B09.4COM Combined site including part of B09.2PA North of Toton, B09.3PA Toton Strategic Location for Growth and B09.4PA Chetwynd Barracks
- B09.5PA West of Chilwell Lane
- B10.1PA Between Eastwood Kimberley
- B11.1PA Boots

A total of 3 strategic employment sites were identified as reasonable alternatives:

- BBC-EMP-19 New Farm, Nuthall
- BBC-EMP-20 Land at Nuthall
- BBC-EMP-21 North of Nottingham Business Park

A total of 7 strategic distribution sites were identified as reasonable alternatives:

- BBC-L01 Former Bennerley Coal Disposal Point
- BBC-L02a Gilt Hill (smaller site)
- BBC-L02b Gilt Hill (larger site)
- BBC-L04 Land at Kimberley Eastwood Bye Pass

- BBC-L05                      Land at Low Wood Road, Nuthall
- BBC-L06                      Land at New Farm, Nuthall
- BBC-L08                      Land to the south-east of M1 junction 26, Nuthall

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

A number of sites promoted for Strategic Distribution are also assessed in full or in part as Reasonable Alternatives for housing or employment. Separate assessments have been undertaken for these sites.

## SA Framework 2 – site criteria

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

*Please note: Distances to facilities of designations referenced within the commentary columns of the site assessments are measured by the most direct path 'as the crow flies' from the sites in question. Where a figure of '0m' is referenced, this indicates that the facility or designation referred to is either located within or immediately adjacent to the site*

# Site assessments on reasonable alternatives for housing/ mixed use sites

**Broad Area: B02: Eastwood Extension**

**Site: B02.1PA West of Moorgreen**

Previous reference/ comprised of sites: B02.2

Factors	Details
SHLAA reference	204, 208
Size	33.12 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be between 500 and 750 units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need

<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing shopping centre.

viability of existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Hilltop Shops 633m from site.</p> <p>There would be no loss of a town centre use or mixed use.</p> <p>Notts Bus Connect route 535 (to Newthorpe Common and 532 (to Selston and Eastwood) pass the site. This service operates every 1-2 hours during the daytime, Mondays to Saturdays. Notts Bus Connect service links to Eastwood district centre (business, retail, shopping facilities), but only 3 times a day.</p> <p>Eastwood district centre is under 30 minutes away by cycling / foot.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country</p>	+	<p>Dentists: Eastwood Dental Centre 877m from site</p> <p>Doctors: Newthorpe Medical Centre 972m from site. Within 30 minutes (walking distance).</p> <p>Open Spaces:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the 0.32% of the site in use as the Colliers Wood Local Nature Reserve and associated designations.</p>

	<p>parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>Colliers Wood 0m from site Beauvale Recreation Ground 157m from site Main Street Allotments 251m from site St Mary's Church 388m from site The Canyons 417m from site</p> <p>0.32% (0.1ha) of site in Colliers Wood Local Nature Reserve (Confirmed 2012). Informal Open Space P2LP: 0.06% (0.02ha) of site in Colliers Wood. 0.06% (0.02ha) of site in Colliers Wood (Unrestricted Access: Natural and Semi-Natural Green Space).</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<p><b>7. Social Inclusion</b> To promote and support the</p>	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would	Ensure community facilities to support the development are provided.



development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		not lead to the loss of a community facility.  Greasley Beauvale Primary School 204m from site Lynncroft Primary School 496m from site  Halls and Community Centres: Community and Sports Centre 229m from site  Gokani Grocers & Off Licence 304m from site Public Houses (1) Horse and Groom 34m from site  The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?	++	Bus Stops: Church Road 0m from site Nursery 14m from site Moorgreen 50m from site Moorgreen 69m from site Church Road 109m from site  The site is located adjacent to a key settlement.	Ensure connectivity to the site by non-car modes.

jobs and services for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Bus route 535 (to Newthorpe Common and 532 (to Selston and Eastwood) pass the site. There are direct routes to Eastwood district centre (business, retail, shopping facilities).</p> <p>Public Rights of Way (within site):  174.63m of GreasleyFP1 (FP) crosses site  482.08m of GreasleyFP3 (FP) crosses site  Public Rights of Way (around site):  GreasleyFP67 (FP) within 50m of site  EastwoodFP36 (FP) within 50m of site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	<p>The majority of the site is located on greenfield land. There is a very small of amount of previously development land, adjacent to the northern side of Beauvale.</p>	

<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	<p>Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p>	<p>-</p>	<p>1.19% (0.39ha) of site in NO2 Agglomeration Zone.</p>	<p>Major public transport improvements.</p>

posed by air, noise and other types of pollution.	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	Ensure development includes measures to reduce travel by car and provision for EV usage.
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding:</p> <p>4.77% (1.58ha) of site in Surface Water Flood Map 1 in 100</p> <p>4.77% (1.58ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding:</p> <p>100% (33.12ha) of site in &lt; 25% (Superficial Deposits Flooding)</p>	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The main current use of the site is agricultural use so there would not be a significant loss of open space.</p> <p>0.32% (0.1ha) of site in Colliers Wood Local Nature Reserve (Confirmed 2012). Informal Open Space P2LP:</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing the areas of the site covered by the Colliers Wood Local Nature Reserve.</p>

	Will the site improve the underused or undervalued open space?		0.06% (0.02ha) of site in Colliers Wood. 0.06% (0.02ha) of site in Colliers Wood (Unrestricted Access: Natural and Semi-Natural Green Space).	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The 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.</p> <p>In places the area of search is enclosed by topography and vegetation, although there are areas where open</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

			<p>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>	
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			<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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	0	<p>Listed Buildings (around site):  130 and 132, Moorgreen (II) within 100m of site  The Manse (II) within 100m of site  Moorgreen URC Chapel (II) within 100m of site  Local Interest Buildings (around site):  104 &amp; 106 Moorgreen within 50m of site</p>	<p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>120 &amp; 122 Moorgreen within 50m of site</p> <p>HORSE AND GROOM within 50m of site</p> <p>MANOR HOUSE within 50m of 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 for reuse.</p>	
<b>16. Natural Resources and Waste Management</b>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> </ul>	-	Development on site would likely increase household and commercial waste per head.	

<p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 13.35% (4.42ha) of site in URBAN 86.65% (28.69ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p> <p>According to the Growth Options Study, the area is within a mineral safeguarding area for the exposed coalfield.</p>	
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**Broad Area: B03: Northwest of Bulwell****Site: B03.1PA West of Hucknall**

Previous references/ comprised of sites: B03.1 / B03.3

Factors	Details
SHLAA reference	235, 251, 370
Size	120.81 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be 2000+ units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be 2000+ units.  Part of the site is covered by an HS2 Safeguarding Direction. Until this Direction is withdrawn, the area of the site	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>net of this Direction is 83.6 hectares. At a density of 21.5 dwellings per hectare, this would suggest a net capacity of 1798 units.</p> <p>The promoter of the site that makes up the majority of the wider site has suggested that more than 1000 homes could be provided.</p>	
<b>2. Employment and Jobs</b> To create employment opportunities.	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	0	<p>No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.</p> <p>It is not known whether a local labour agreement would be provided for the construction of houses on site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>		<p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Nabbs Lane Local Centre 704m from site</p> <p>There would be no loss of a town centre use or mixed use.</p> <p>The site is within 30 minutes of Hucknall town centre by foot or bus (including Trent Barton Connect Green and Connect Blue).</p>	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Torkard Park Medical Centre – 1.8km / 23 minutes by foot or by bus (8 minutes) – Trent Barton Connect Green.</p> <p>The site is within 400m walking distance of open space:</p> <p>Open Spaces:            Watnall Coppice 0m from site            Starth Wood 0m from site            Eelhole Wood 0m from site</p> <p>Parts of the site are in blue-green infrastructure related uses:</p> <p>Ancient Woodland:            0.05% (0.06ha) of site in Watnall Coppice            4.95% (5.99ha) of site in Eelhole Wood</p> <p>However, these are understood to have restricted access. There could therefore be the potential for accessibility to be improved.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing areas of ancient woodland or Local Wildlife Sites.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Local Wildlife Sites (within site):</p> <p>0.11% (0.13ha) of site in Watnall Coppice East (2/72 'A deciduous woodland with an impressive flora')</p> <p>0.41% (0.49ha) of site in Watson's Wood (5/3339 Notable woodland)</p> <p>5.39% (6.51ha) of site in Eelhole Wood (5/19 A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting)</p> <p>10.4% (12.56ha) of site in Watnall Brickyard (5/18 A mosaic of grassland, woodland, scrub and ruderal communities with a diversity of native and alien species)</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	+	The current use of the site is largely agricultural use so development on site would not lead to the loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  Edgewood library 124m from site.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure community facilities to support the development are provided.
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport	++	Bus Stops: Long Lane 2m from site Eelwood Road 32m from site Lynstead Drive 34m from site Long Lane 35m from site Lynstead Drive 42m from site  The site is located adjacent to the main built up area.  There is direct access to Hucknall town centre by bus,	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		<p>including by Trent Barton Connect Green and Connect Blue. The site is within 30 minutes of many facilities within Hucknall.</p> <p>The Holgate Academy - 808m from site (also accessible by bus – Trent Barton Connect Blue).</p> <p>Public Rights of Way (within site):  213.03m of GreasleyBW21 (BW) crosses site  562.54m of GreasleyFP20 (FP) crosses site  630.02m of GreasleyFP22 (FP) crosses site  1348.19m of GreasleyBW19 (BW) crosses site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value	Is the site a brownfield site?	-	The site is on predominantly greenfield land. Land to the west of the site was previously in use as the Watnall Brickworks.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.31% (0.37ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	+	The site is in Flood Zone 1.  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 Ground Water Flooding: 17.46% (21.1ha) of site in < 25% (Clearwater) 17.92% (21.65ha) of site in < 25% (Clearwater and	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		<p>Superficial Deposits Flooding) 64.62% (78.06ha) of site in &gt;= 25% &lt;50% (Clearwater)</p> <p>Detailed River Network: Surface Watercourse (Lake / Reservoir) crosses site for 6.69m Surface Watercourse (Tertiary River) crosses site for 102.94m</p>	
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	- -	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Areas of ancient woodland and Local Wildlife Sites are currently present on parts of the site:</p> <p>0.05% (0.06ha) of site in Watnall Coppice 4.95% (5.99ha) of site in Eelhole Wood</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of ancient woodland / Local Wildlife Sites.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (within site):</p> <p>0.11% (0.13ha) of site in Watnall Coppice East (2/72 'A deciduous woodland with an impressive flora')</p> <p>0.41% (0.49ha) of site in Watson's Wood (5/3339 Notable woodland)</p> <p>5.39% (6.51ha) of site in Eelhole Wood (5/19 A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting)</p> <p>10.4% (12.56ha) of site in Watnall Brickyard (5/18 A mosaic of grassland, woodland, scrub and ruderal communities with a diversity of native and alien species)</p> <p>Tree Preservation Orders Group or Woodland:</p> <p>0.11% (0.13ha) of site in WATNALL COPPICE 1980 (TPO/WAT/03/W1)</p> <p>4.78% (5.78ha) of site in Eel Hole Wood 2008 (TPO/WAT/16/W1)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			No indication at this stage if offsite or onsite open space would be provided.	
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?	-	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	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.  Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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  Visual Susceptibility – Amber  Landscape Sensitivity – Amber</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	0	<p>There are no designated or non-designated heritage assets within or adjacent to 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</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Development on site would likely increase household and commercial waste per head.</p> <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>Based upon the Minerals Local Plan Policies Map, there are no allocated sites for minerals.</p>	Ensure development avoids areas that are classified as good agricultural land.

**Site: B03.2PA West of Bulwell**

Previous reference/ comprised of site: B03.5

Factors	Details
SHLAA reference	255
Size	23.54 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be between 500 and 750 units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.  Part of the site is covered by an HS2 Safeguarding Direction. Until this Direction is withdrawn, the area of the site net of this Direction is 25.6	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			hectares. At a density of 21.5 dwellings per hectare, this would suggest a net capacity of 556 units.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
support the use of new technologies.	Is the site for new educational buildings?  Is the site allocated for mixed live-work units?		The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?  Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  The site is within 13-15 minutes of Bulwell Bus Station / Bulwell town centre including Bulwell Market by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.  There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or	+	The site is within 13-15 minutes of Bulwell Riverside (Leen Valley Surgery and Parkside Medical Practice in Bulwell by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>Open Space: New Farm Wood 0m from site Sellers Wood 0m from site Nuthall Cemetery 294m from site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>St. John's Family Centre 309m from site</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:            Caterpillar 114m from site            Centurion Business Centre 119m from site            Centurion Business Park 125m from site            Centurion Business Centre 129m from site            Sellers Wood Drive West H&amp;R 149m from site</p> <p>The site is within 13-15 minutes of a variety of services and businesses in Bulwell Town Centre by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>afternoon services from Dabell Avenue via route 68a. Some of the services continue to Nottingham City Centre in about 45 minutes. Bus stops within 400m of the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (within site):  1.35m of GreasleyFP18 (FP) crosses site  243.26m of NuthallFP11 (FP) crosses site  Public Rights of Way (b: around site):  GreasleyFP91 (FP) within 50m of site  HucknallFP20 (FP) within 50m of site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise	Is the site a brownfield site?	- -	The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.34% (0.14ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source	+	The site is in Environment Agency Flood Zone 1.  Surface Water Flooding (3) 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 Ground Water Flooding (2) 38.88% (15.9ha) of site in >= 25% <50% (Clearwater)	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>61.12% (25ha) of site in &lt; 25% (Clearwater)</p> <p>Detailed River Network (1) Surface Watercourse (Tertiary River) crosses site for 255.45m</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Ancient Woodland: 0.04% (0.02ha) of site in BULWELL WOOD</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (a: within site) (1)</p> <p>0.88% (0.36ha) of site in (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')</p> <p>Local Wildlife Sites (around site):</p> <p>-2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology' within 50m of site</p> <p>-1/30 'An ancient deciduous woodland with a characteristic ground flora) within 50m of site</p> <p>-1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site</p> <p>-2/71 'A disused railway with valuable wood and grassland vegetation') within 250m of site</p> <p>SSSI (around site):</p> <p>Bulwell Wood within 50m of site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Seller's Wood within 50m of site	
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?	-	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.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.  Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Existing field boundaries form defensible boundaries to development.</p> <p>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</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	Local Interest Buildings (within site): 0.14% (0.06ha) of site in New Farm (LIE)  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	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			be likely to be potential candidates for reuse.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            45.07% (18.44ha) of site in GRADE 3            54.93% (22.46ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

## **Broad Area: B04: Watnall Extension**

### **Site: B04.1PA West of M1 / Watnall**

Previous references/ comprised of sites: B04.1 / B04.2

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	424
<b>Size</b>	102.79 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 2000 and 2500 units.
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 2000 and 2500 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b>	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		<p>and is proposed solely for housing development.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall / Derby. (Hucknall within 15 minutes). Kimberley can be accessed within 10 minutes. Operated by Trent Barton's Amberline. Occasional additional services (every two hours) from Main Road to Selston Green / Bestwood Village (route 528) including Bulwell (within 24 minutes), operated by Nottsbus (Nottinghamshire County Council).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall / Derby. (Hucknall within 15 minutes). Operated by Trent Barton's Amberline. Kimberley can be accessed within 10 minutes, including the Hama Medical Centre, which is located close to a bus stop.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing the small parts of SSSI and Local Wildlife Site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>Dental Surgery 939m from site Nottingham Road Doctors Surgery 906m from site</p> <p>Open Space: Main Road Allotments 0m from site Buckingham Way Open Space 0m from site Kimberley Cutting 0m from site Nuthall Cemetery 8m from site Trough Road Woodland 55m from 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') SSSI (within site): 0.13% (0.14ha) of site in Kimberley Railway Cutting</p>	
<b>6. Community Safety</b> To improve community safety, reduce	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
crime and the fear of crime.				
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	+	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure community facilities to support the development are provided.
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail	+	Bus Stops: Victoria Gardens 11m from site Victoria Gardens 28m from site Main Road 87m from site Main Road 163m from site Long Lane 176m from site  Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall / Derby. (Hucknall within 15 minutes). Kimberley can be accessed within 10 minutes, including	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?		<p>the schools, a library and sports centre. Operated by Trent Barton's Amberline. Occasional additional services (every two hours) from Main Road to Selston Green / Bestwood Village (route 528) including Bulwell (within 24 minutes), operated by Nottsbus (Nottinghamshire County Council). There are a variety of services and facilities in both Bulwell and Hucknall.</p> <p>The site is located adjacent to a key settlement.</p> <p>Public Rights of Way (within site):  210m of GreasleyFP16 (FP) crosses site  226.6m of NuthallFP1 (FP) crosses site  755.2m of GreasleyFP18 (FP) crosses site  981.13m of GreasleyFP14 (FP) crosses site</p>	
<b>9. Brownfield Land</b>	Is the site a brownfield site?	- -	The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.27% (0.28ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the	+	The site is in Environment Agency Flood Zone 1.  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	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>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 &gt;= 25% &lt;50% (Clearwater)</p> <p>70.56% (72.53ha) of site in &lt; 25% (Clearwater)</p> <p>Additional information is not available at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<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>SSSI (within site): 0.13% (0.14ha) of site in Kimberley Railway Cutting</p>	Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Green: 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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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.</p> <p>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 –</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>East of Main Road / South of Long 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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of	0	Listed Buildings (around site): The Hollies (II) within 50m of site Barn and Stable to north west of the Hollies (II) within 50m of site Stone Cottage (II) within 100m of site	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>Local Interest Buildings (around site):  Gate Piers, Gates &amp; Railings to Watnall Hall  within 50m of site  Queens Head Public House within 50m of site  Lodge, Watnall Hall within 50m of 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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	- -	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            0.96% (0.99ha) of site in GRADE 4            99.04% (101.8ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

**Site: B04.2PA North of Watnall**

Factors	Details
SHLAA reference	188
Size	138.81 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be 2500+ units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be 2500+ units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing shopping centre.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall / Derby. (Hucknall within 15 minutes). Kimberley can be accessed within 10 minutes. Operated by Trent Barton's Amberline. Occasional additional services (every two hours) from Main Road to Selston Green / Bestwood Village (route 528) including Bulwell (within 24 minutes), operated by Nottsbus (Nottinghamshire County Council).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall within 15 minutes). Operated by Trent Barton's Amberline. Whyburn Medical Practice in Hucknall within close proximity to the Amberline bus route. Kimberley can be accessed within 10 minutes, including</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing areas covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>the Hama Medical Centre, which is located close to a bus stop.</p> <p>Open Spaces:  Sledder Wood 0m from site  Watnall Wood 244m from site  Trough Road Woodland 334m from site  St Mary's Church 467m from site</p> <p>Local Wildlife Sites (within site):  0.01% (0.02ha) of site in Giltbrook (North) (2/4 'A stream with wooded, species-rich banks')  1.43% (1.98ha) of site in Sledder Wood (1/3 'Excellent woodland communities of botanical and zoological significance')  2.2% (3.05ha) of site in Church Road Meadow, Bogend (2/309 'A notable and diverse grassland community developed on a poorly drained and recently disturbed site')</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>5.52% (7.67ha) of site in Sledder Wood Meadows (1/4 A fine series of species-rich coal measure grasslands with adjacent ponds with well-developed marsh and open water plant communities)</p> <p>10.05% (13.95ha) of site in Crowhill Farm Grasslands (1/105 'An excellent sequence of species-rich pastures incorporating dry and damp grassland communities and riparian woodland habitats along Gilt Brook')</p> <p>SSSI (within site):</p> <p>5.62% (7.8ha) of site in Sledder Wood Meadows</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the	Is the site within 400 metres walking distance of community facilities e.g. post office, community	+	The current use of the site is agricultural use so development on site would not	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		lead to the loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	Bus Stops: Long Lane 6m from site Long Lane 14m from site Narrow Lane 56m from site Narrow Lane 75m from site Church Road 172m from site  Hourly bus services (Amberline) from Main Road (B600) / Narrow Lane (B6009) towards Hucknall / Derby. (Hucknall within 15 minutes). Kimberley can be accessed within 10 minutes. Facilities in Kimberley include a library, schools and leisure centre. Operated by Trent Barton's Amberline. Occasional additional services (every two	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>hours) from Main Road to Selston Green / Bestwood Village (route 528) including Bulwell (within 24 minutes), operated by Nottsbus (Nottinghamshire County Council).</p> <p>The site is located adjacent to a key settlement.</p> <p>Public Rights of Way (within site): 670.69m of GreasleyFP13 (FP) crosses site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		energy efficiency measures or nature-based solutions.	change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air,	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an</p>	?	The site is not within the Nottingham Urban Area Agglomeration Zone.	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
noise and other types of pollution.	<p>existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding</p> <p>1.39% (1.92ha) of site in Surface Water Flood Map 1 in 30</p> <p>4.72% (6.56ha) of site in Surface Water Flood Map 1 in 100</p> <p>4.72% (6.56ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding</p> <p>31.88% (44.25ha) of site in &lt; 25% (Clearwater)</p> <p>68.12% (94.56ha) of site in &lt; 25% (Clearwater and Superficial Deposits Flooding)</p> <p>Detailed River Network</p> <p>Below Surface Watercourse (Culvert) crosses site for</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>43.66m Surface Watercourse (Lake / Reservoir) crosses site for 116.46m Surface Watercourse (Secondary River) crosses site for 616.97m Surface Watercourse (Tertiary River) crosses site for 1589.41m Additional information is not available at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	- -	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (within site):</p> <p>0.01% (0.02ha) of site in Giltbrook (North) (2/4 'A stream with wooded, species-rich banks')</p> <p>1.43% (1.98ha) of site in Sledder Wood (1/3 'Excellent woodland communities of botanical and zoological significance')</p> <p>2.2% (3.05ha) of site in Church Road Meadow, Bogend (2/309 'A notable and diverse grassland community developed on a poorly drained and recently disturbed site')</p> <p>5.52% (7.67ha) of site in Sledder Wood Meadows (1/4 A fine series of species-rich coal measure grasslands with adjacent ponds with well-developed marsh and open water plant communities)</p> <p>10.05% (13.95ha) of site in Crowhill Farm Grasslands (1/105 'An excellent sequence of species-rich pastures')</p>	Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			incorporating dry and damp grassland communities and riparian woodland habitats along Gilt Brook') SSSI (within site): 5.62% (7.8ha) of site in Sledder Wood Meadows	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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>Note: The northern part of this site was not covered by this Character Area.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>A strategic study of the landscape and visual implications of various potential growth options, produced by Brindle and Green Ltd in October 2022 found that:</p> <p>The site feels visually prominent and there is a pleasant rural character in the west. The topography of the site would mean that development would be visible from the west, development to the east of the site would be easier to accommodate. Due to the existing linear settlement pattern of Watnall, the site does not feel like a logical addition to the settlement, it would be better to form a new settlement in the east and north-east of the site.</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	--	Listed Buildings (within site): Hall Farmhouse and Adjoining Pigeoncote within site boundary (II) Scheduled Ancient Monuments (around site): Greasley Castle within 250m of site Local Interest Buildings (within site): 0.05% (0.07ha) of site in Crowhill Farm (The Old House) Local Interest Buildings (around site): 2 Main Road within 50m of site  The details of any proposed development would not be known until the planning application stage. Development of the site may	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?	- -	Development on site would likely increase household and commercial waste per head.  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  Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		the site which would be sterilised.	

## **Broad Area: B05: Nuthall Extension**

### **Site: B05.1PA East of Nuthall**

Previous references/ comprised of sites: B03.6. B05.1

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	109, 365
<b>Size</b>	81 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 1500 and 2000 units.
<b>Existing Use</b>	Agricultural (but includes cemetery)

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 1500 and 2000 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b>	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is	Require employment and skills strategy and apprenticeships for local people during construction.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		<p>proposed solely for housing development.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	Ensure development enhances connectivity with existing shopping centre.
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing areas covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>Assarts Farm Medical Centre 644m from site</p> <p>New Farm Wood 0m from site Low Wood 0m from site High Wood 0m from site Sellers Wood 0m from site Nuthall Temple Centre 99m from site</p> <p>Local Wildlife Sites (within site): 0.87% (0.71ha) of site in High Wood, Nuthall (5/2119 A characteristic coal measures type woodland) 1.11% (0.9ha) of site in Seller's Wood (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') 1.3% (1.06ha) of site in New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') 1.5% (1.21ha) of site in Low Wood (5/2118 A coal measures</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			type woodland with a characteristic flora) 2.04% (1.65ha) of site in Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) SSSI (within site): 1.16% (0.94ha) of site in Seller's Wood.	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Hempshill Hall Primary School 220m from site Halls and Community Centres: Temple Centre 114m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	Bus Stops: Wood Link 13m from site Wood Link 22m from site Nottingham Road 62m from site Nottingham Road 79m from site Spring Terrace 84m from site  Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.  The site is located adjacent to the main built up area.	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Public Rights of Way (within site): 523.73m of NuthallFP3 (FP) crosses site 591.96m of NuthallFP2 (FP) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.49% (0.4ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>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: 10.23% (8.29ha) of site in &lt; 25% (Clearwater)</p> <p>Additional information is not available at this stage.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (within site):  0.87% (0.71ha) of site in High Wood, Nuthall (5/2119 A characteristic coal measures type woodland)  1.11% (0.9ha) of site in Seller's Wood (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest')  1.3% (1.06ha) of site in New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology')  1.5% (1.21ha) of site in Low Wood (5/2118 A coal measures</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			type woodland with a characteristic flora) 2.04% (1.65ha) of site in Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) SSSI (within site): 1.16% (0.94ha) of site in Seller's Wood.	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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.</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. Existing field boundaries form defensible boundaries to development. There is however</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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> <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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	Conservation Areas (around site): Nuthall within 100m of 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 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.	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	- -	<p>Development on site would likely increase household and commercial waste per head.</p> <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>(It is not known whether the Grade 3 land is 3a or 3b).</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

## **Broad Area: B06: Awwsworth Extension**

### **Site: B06.1PA East of Awwsworth**

Previous reference/ comprised of sites: B06.1

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	194
<b>Size</b>	33.7 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 500 and 750 units.
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b>	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?		and is proposed solely for housing development.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Giltbrook Retail Park 274m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along The Lane, Main Street and Gin Close Way, operated by Notts and Derby Traction (route 27).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	+	<p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along The Lane, Main Street and Gin Close Way, operated by Notts and Derby Traction (route 27). Hama Medical Centre is located in Kimberley. Medical facilities in Ilkeston include Old Station Surgery.</p> <p>Open Space: The Lane Recreation Ground 0m from site</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p> <p>Avoid developing areas of the site covered by Local Wildlife Site designations.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>Meadow Road Open Space 161m from site  Shilo Recreation Ground 343m from site  Digby Street Sports Ground 428m from site</p> <p>Local Wildlife Sites (within site):  0.99% (0.33ha) of site in Kimberley Dismantled Railway (2/140 Dismantled railway supporting notable habitats and plant species)  8.71% (2.93ha) of site in Awsworth Grassland (5/2106 A large hay meadow with a notable species)</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		lead to the loss of a community facility.  Awsorth Primary School 177m from site Awsorth Post Office 49m from site Halls and Community Centres: Village Hall 54m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport	+	Bus Stops: Nursery 51m from site Nursery 67m from site Main Street 114m from site Main Street 164m from site Middleton Street 175m from site  Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		<p>stops along The Lane, Main Street and Gin Close Way, operated by Notts and Derby Traction (route 27). Both Ilkeston and Kimberley include a variety of community facilities including schools, shops and businesses.</p> <p>The site is located adjacent to a key settlement.</p> <p>Public Rights of Way (within site):</p> <p>3.56m of KimberleyFP50 (FP) crosses site</p> <p>4.25m of KimberleyFP8 (FP) crosses site</p> <p>100.59m of KimberleyFP12 (FP) crosses site</p> <p>190.78m of AwsworthBW5 (BW) crosses site</p> <p>249.65m of AwsworthFP3 (FP) crosses site</p> <p>257.83m of AwsworthFP4 (FP) crosses site</p> <p>665.9m of AwsworthFP1 (FP) crosses site</p> <p>719.55m of AwsworthFP2 (FP) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	Site B06.1PA is on greenfield land, albeit that a very small part of this land includes a farm.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal with future changes in climate?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding (3) 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</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>2.01% (0.68ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding (1) 100% (33.7ha) of site in &lt; 25% (Superficial Deposits Flooding)</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (within site):  0.99% (0.33ha) of site in Kimberley Dismantled Railway (2/140 Dismantled railway supporting notable habitats and plant species)  8.71% (2.93ha) of site in Awsworth Grassland (5/2106 A large hay meadow with a notable species)</p> <p>Tree Preservation Orders Group or Woodland:  0.01% (0ha) of site in BABBINGTON VILLAGE 1986 (TPO/NEW/05/W2)  0.03% (0.01ha) of site in BABBINGTON VILLAGE 1986 (TPO/NEW/05/W3)</p>	Avoid developing areas of site covered by Local Wildlife Site designations or TPOs.
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?	-	Greater Nottingham Growth Options Study: Ranking: Amber: The terrain is undulating, rising from the River Erewash floodplain to the	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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 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</p>	<p>specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	Listed Buildings (around site): Infant school (II) within 50m of site Walls railings and attached covered playground at the infant school (II) within 50m of 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 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.	Detailed heritage assessments could be undertaken at the planning application stage.
<b>16. Natural Resources and</b>	Is the site on high grade agricultural land:- - Grade 1 (excellent)	-	Development on site would likely increase household and commercial waste per head.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<ul style="list-style-type: none"> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 100% (33.7ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**Site: B06.2PA Former Bennerley Coal Disposal Point**

**Previous reference/ comprised of site: B06.2. Extended site area assessed for logistics development (BBC-L01)**

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	333, 432
<b>Size</b>	70.91 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 1000 and 1500 units.
<b>Existing Use</b>	Majority Agricultural (but includes former disposal point)

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated for housing but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 1000 and 1500 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	0	No impact as the site is being assessed here solely for housing development.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is being assessed here solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Giltbrook Retail Park 274m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27).</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Hama Medical Centre is located in Kimberley. Medical facilities in Ilkeston include Old Station Surgery.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Retain some land for informal open space.</p> <p>Avoid land covered by Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>Open Spaces:  Nottingham Canal (Awsworth) 0m from site  Shilo Recreation Ground 48m from site  A610 Sports Ground 66m from site  Smithurst Road Open Space Part 2 98m from site  Meadow Road Open Space 166m from site</p> <p>Doctors:  Ashcroft J S 523m from site</p> <p>A large part of the site is used for informal open space / Local Wildlife Sites which would be lost as a result of any development.</p> <p>Local Wildlife Sites (within site):  0.02% (0.02ha) of site in Nottingham Canal (Awsworth and Cossall) (1/1 'Species-rich disused canal of botanical and zoological importance')</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			2% (1.42ha) of site in Bennerley Wet Grassland (5/3344 A wet grassland pasture of note by the River Erewash) 26.37% (18.7ha) of site in Bennerley Coal Processing Plant and Grassland (5/2141 A former mine site supporting a wide range of habitats)	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  It is understood that there have been reports of anti-social behaviour at the current site.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?	++	Development on site would not lead to the loss of a community facility.  Ormiston Ilkeston Enterprise Academy 347m from site Halls and Community Centres: The Lodge 295m from site Giltbrook Retail Park 274m from site	Ensure community facilities to support the development are provided.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail</p>	+	<p>Bus Stops:</p> <p>Gin Close Way 24m from site</p> <p>Gin Close Way 38m from site</p> <p>Barlborough Road 263m from site</p> <p>Brackenfield Drive 267m from site</p> <p>Amber Trading Estate 271m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?		<p>stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Both Ilkeston and Kimberley include a variety of community facilities including schools, shops and businesses.</p> <p>The site is located adjacent to a key settlement.</p> <p>Public Rights of Way (within site):  42.46m of GreasleyBW64 (BW) crosses site  73.36m of AwsworthFP12 (FP) crosses site  92.8m of AwsworthFP11 (FP) crosses site  98.64m of AwsworthFP10 (FP) crosses site  142.24m of GreasleyBW63 (BW) crosses site  276.79m of GreasleyFP62 (FP) crosses site  284.79m of GreasleyFP53 (FP) crosses site  294.22m of GreasleyBW50 (BW) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			298.95m of GreasleyFP46 (FP) crosses site 354.95m of AwsworthFP16 (FP) crosses site 534.77m of GreasleyFP58 (FP) crosses site 559.72m of GreasleyFP57 (FP) crosses site 694.8m of AwsworthBW17 (BW) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	The southern part of Site B06.2PA, including the access road is brownfield land (the former Coal Disposal Point).	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather

SA objectives	Site criteria questions	Score	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>River Flooding:</p> <p>28.97% (20.54ha) of site in Flood Zone 3</p> <p>38.99% (27.65ha) of site in Flood Zone 2</p> <p>Surface Water Flooding</p> <p>13.18% (9.34ha) of site in Surface Water Flood Map 1 in 30</p> <p>34.53% (24.49ha) of site in Surface Water Flood Map 1 in 100</p> <p>34.53% (24.49ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding</p> <p>33.43% (23.7ha) of site in &lt; 25% (Superficial Deposits Flooding)</p> <p>66.57% (47.21ha) of site in &gt;= 25% &lt;50% (Superficial Deposits Flooding)</p> <p>Detailed River Network</p> <p>Below Surface Watercourse (Culvert) crosses site for 264.59m</p> <p>Surface Watercourse (Tertiary River) crosses site for</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>581.38m Surface Watercourse (Secondary River) crosses site for</p> <p>758.47m Surface Watercourse (Primary River) crosses site for</p> <p>2562.3m</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>There is some unofficial informal open space use at the site which would be lost as a result of the development of the site.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>A large part of the site is used for informal open space / Local Wildlife Sites which would be lost as a result of any development.</p> <p>Local Wildlife Sites (within site):  0.02% (0.02ha) of site in Nottingham Canal (Awsorth and Cossall) (1/1 'Species-rich disused canal of botanical and zoological importance')  2% (1.42ha) of site in Bennerley Wet Grassland (5/3344 A wet grassland pasture of note by the River Erewash)  26.37% (18.7ha) of site in Bennerley Coal Processing Plant and Grassland (5/2141 A former mine site supporting a wide range of habitats)</p>	Avoid developing areas of site covered by Local Wildlife Site designations.
<b>14. Landscape</b> To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Greater Nottingham Growth Options Study: Ranking: Amber: The terrain is undulating, rising from the	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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. 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. A landscape buffer would be required for any development close to the Nottingham Canal, River Erewash and Gilt Brook</p>	<p>specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>in the western part of the site. 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 Awwsworth (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>A strategic study of the landscape and visual implications of various potential growth options, produced by Brindle and Green Ltd in October 2022 found that:</p> <p>This site sits between four settlements, with potential for</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct, the risk of settlement coalescence and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.</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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	--	Listed Buildings (around site): Bennerley Viaduct (II*) within 50m of site.  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.	Ensure that any development is sensitive of the listed Bennerley Viaduct.  Detailed heritage assessments could be undertaken at the planning application stage.
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor)	-	Development on site would likely increase household and commercial waste per head.  Agricultural Land Classification:	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
of the area including soils, safeguarding minerals and waste.	<p>- Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>100% (70.91ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

## **Broad Area: B07: North of Trowell**

### **Site: B07.1PA North of Trowell**

Previous reference/ comprised of site: B07.1

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	224
<b>Size</b>	50.84 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 1000 and 1500 units.
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 1000 and 1500 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b>	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		<p>and is proposed solely for housing development.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Nottingham Road Shops 883m from site</p> <p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 15 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or</p>	+	<p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 15 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Ilkeston town centre includes health facilities including Littlewick Medical Centre and Dr. Webb's Practice.</p> <p>Open Space:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid development the very small areas of the site covered by Local Nature Reserve or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>Nottingham Canal (Trowell) Part 1 0m from site</p> <p>Nottingham Canal (Cossall &amp; Kimberley) Part 2 12m from site</p> <p>Nottingham Canal (Trowell) Part 2 125m from site</p> <p>Grange Wood 155m from site</p> <p>Trowell Parish Hall 427m from site</p> <p>Local Nature Reserves (within site):</p> <p>0.11% (0.05ha) of site in Nottingham Canal (Confirmed 1993)</p> <p>Local Wildlife Sites (within site):</p> <p>0.16% (0.08ha) of site in Nottingham Canal (Awsorth and Cossall) (1/1 'Species-rich disused canal of botanical and zoological importance')</p>	
<b>6. Community Safety</b> To improve community safety, reduce	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
crime and the fear of crime.				
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	+	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Trowell CofE Primary School 321m from site Trowell Parish Hall 427m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure community facilities to support the development are provided.
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?	++	Bus Stops: Motorway Bridge 78m from site Nottingham Road 134m from site Motorway Bridge 176m from site Nottingham Road 204m from site	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
jobs and services for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 15 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Ilkeston includes a wide variety of community facilities including schools, businesses and shops.</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (around site):  CossallFP13 (FP) within 50m of site  TrowellFP27 (FP) within 50m of site  TrowellBW26 (BW) within 50m of site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield'	Is the site a brownfield site?	- -	The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	including water, food, and materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	1.81% (0.92ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source	+	The site is in Environment Agency Flood Zone 1.  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 Ground Water Flooding 100% (50.84ha) of site in < 25% (Superficial Deposits Flooding)	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>Detailed River Network Surface Watercourse (Tertiary River) crosses site for 84.56m</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Nature Reserves (within site): 0.11% (0.05ha) of site in Nottingham Canal (Confirmed 1993)</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (within site):</p> <p>0.16% (0.08ha) of site in Nottingham Canal (Awsworth and Cossall) (1/1 'Species-rich disused canal of botanical and zoological importance')</p>	
<p><b>14. Landscape</b></p> <p>To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	--	<p>Greater Nottingham Growth Options Study: Ranking: Amber:</p> <p>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. 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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Reduce landscape impact by limiting development to below the ridgeline and including landscaping to further reinforce the boundary to the north.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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.</p> <p>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</p> <p>Visual Value – Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Landscape Susceptibility – Red</p> <p>Visual Susceptibility – Amber</p> <p>Landscape Sensitivity – Red</p> <p>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><b>15. Built and Historic Environment</b></p> <p>To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	0	<p>Listed Buildings (around site):</p> <p>53, Nottingham Road (II) within 50m of site</p> <p>Local Interest Buildings (around site):</p> <p>Uplands Farmhouse (SS) within 50m of site</p> <p>Field House Farmhouse (SS) within 50m of site</p> <p>55 Nottingham Road (SS) within 50m of site</p> <p>Trowell Lodge (SS) within 100m of site</p>	Detailed heritage assessments could be undertaken at the planning application stage.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings.</p> <p>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> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV)</p>	-	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification: 100% (50.84ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minerals and waste.	<p>agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		no known mineral reserves at the site which would be sterilised.	

**Broad Area: B08: Land off Woodhouse Way**

**Site: B08.1PA Catstone Green**

Previous references/ comprised of sites: B08.1 / B08.2 / B08.4 / B08.7

Factors	Details
SHLAA reference	178, 298, 588
Size	103.21 Hectares
No of dwellings/ estimated employment floorspace	2000 homes to be provided (based upon data from the site promoter).
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  2000 homes to be provided (based upon data from the site promoter).	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	<p>No impact as the site is only proposed for limited employment and retail (the site promoter has suggested that new retail and commercial floor space providing over 150 gross FTE jobs would be provided. This would not be a strategic level.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
support the use of new technologies.	<p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>		<p>The promoter of the site has claimed that a 420 place primary school would be provided.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Bracebridge Drive Local Centre 655m from site</p> <p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 20 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes,</p>	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>via the Bracebridge Drive parade of shops in Bilborough (within 5 minutes).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes, via the Bracebridge Drive parade of shops in Bilborough (within 5 minutes). This includes the Bilborough Medical Centre.</p> <p>Open Space:            College Way Open Space 141m from site            All Saints Church 239m from site            All Saints Church 279m from site</p> <p>Dentists:            Parklands Dental Care 404m from site</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Doctors: Grange Farm Medical Centre 521m from site</p> <p>The current use of the site is agricultural use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p> <p>The site promoter has suggested that a new healthcare centre would be provided on site.</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Birchover Community Centre 402m from site</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>Melbury Primary School 166m from site</p> <p>Firbeck Academy 222m from site</p> <p>Portland Spencer Academy 233m from site</p> <p>Nottingham University</p> <p>Samworth Academy 282m from site</p> <p>Dentists:</p> <p>Parklands Dental Care 404m from site</p> <p>Doctors:</p> <p>Grange Farm Medical Centre 521m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:            Nottingham Road 3m from site            College 4m from site            Nottingham Road 10m from site            Trowell Road 21m from site            College 22m from site</p> <p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 20 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes, via the Bracebridge Drive parade of shops in Bilborough (within 5 minutes).</p> <p>The site is located adjacent to the main built up area.</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Public Rights of Way (within site): 176.76m of TrowellFP16 (FP) crosses site 415.24m of StrelleyBW4 (BW) crosses site 537.01m of TrowellBW13 (BW) crosses site 637.72m of TrowellBW14 (BW) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures);

SA objectives	Site criteria questions	Score	Commentary	Mitigation
nature-based solutions to climate change.	<p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>0.01% (0.01ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?		determine any impacts upon air quality.	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?  Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	The site is in Environment Agency Flood Zone 1.  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 Ground Water Flooding 0.03% (0.03ha) of site in < 25% (Clearwater)  Additional information is not known at this stage.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b>	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a	-	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Tree Preservation Orders: 0.1% (0.1ha) of site in BALLOON WOODS CROSS ROADS, TROWELL 1984 (TPO/TRO/02/W1)</p>	<p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Protect tree protected by TPOs.</p>
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and</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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Defensive boundaries are generally limited to the highway network and existing field boundaries.</p> <p>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 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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?	--	Listed Buildings (around site) Stables at Golder Close (II) within 100m of site Scheduled Ancient Monuments (within site): 2.87% (2.97ha) of site in Coal mining remains at Broad Oak Farm Scheduled Ancient Monuments (around site): Moat and fishpond at Strelley, 240m SE of All Saints' Church within 50m of site Coal mining remains at Broad Oak Farm within 100m of site Moat and fishpond at Strelley, 240m SE of All Saints' Church within 100m of site Conservation Areas (a: within site) (1)	Avoid development in the area of the Broad Oak Farm Scheduled Ancient Monument, Strelley Conservation Area or within the setting of any designated or non-designated heritage assets.  Detailed heritage assessments could be undertaken at the planning application stage.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?		<p>3.26% (3.37ha) of site in Strelley</p> <p>Local Interest Buildings (around site):</p> <p>Lilac Cottage within 50m of site</p> <p>Harbour Grace (SS) within 50m of site</p> <p>Cottage Adjacent to Lilac Cottage within 50m of site</p> <p>Broad Oak Farmhouse (SS) within 50m of site</p> <p>Moor Cottages; The Old Workhouse Farm within 50m of site</p> <p>Terrace of Cottages within 50m of site</p> <p>Broad Oak Public House within 50m of site</p> <p>Grange Cottage and Barn within 100m of site</p> <p>The Kennels (SS) within 100m of site</p> <p>Model Cottage and Barn within 100m of site</p> <p>The details of any proposed development would not be known until the planning</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>application stage.</p> <p>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><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV)</p>	--	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification: 1.22% (1.26ha) of site in URBAN 26.73% (27.59ha) of site in GRADE 4</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minerals and waste.	<p>agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>35.92% (37.07ha) of site in GRADE 3 36.14% (37.3ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**Site: B08.2PA West of Coventry Lane**

Previous references/ comprised of sites: B08.3 / B08.8 / B08.9 / B08.10

Factors	Details
SHLAA reference	104
Size	115.21 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be 2000+ units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be 2000+ units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	-	No positive impact as the site is not proposed for employment, retail or mixed use purposes and is proposed	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		<p>solely for housing development.</p> <p>The site includes the Balloonwoods Industrial Estate, which could be lost were the entire site to be developed.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	Avoid redeveloping the Balloonwoods Industrial Estate or other employment land.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p>	-	<p>No positive impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The site includes the Balloonwoods Industrial Estate, which could be lost were the entire site to be developed.</p>	Avoid redeveloping the Balloonwoods Industrial Estate or other employment land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for mixed live-work units?		<p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Montrose Court Local Centre 699m from site</p> <p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 20 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City</p>	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes, via the Bracebridge Drive parade of shops in Bilborough (within 5 minutes).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes, via the Bracebridge Drive parade of shops in Bilborough (within 5 minutes). This includes the Bilborough Medical Centre.</p> <p>Parklands Dental Care 454m from site Grange Farm Medical Centre 965m from site</p> <p>Open Space: Nottingham Canal (Bramcote) 0m from site</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the small areas of the site covered by Local Geological Site, Local Nature Reserve or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Nottingham Canal (Trowell) Part 3 0m from site</p> <p>Nottingham Canal (Trowell) Part 2 0m from site</p> <p>Pit Lane Open Space 21m from site</p> <p>Nottingham Canal (Bramcote) 21m from site</p> <p>Local Geological Sites (within site): 0.08% (0.09ha) of site in Trowel Garden Centre (Swancar Farm Quarry)</p> <p>Local Nature Reserves (within site): 3.38% (3.89ha) of site in Nottingham Canal (Confirmed 1993)</p> <p>Local Wildlife Sites (within site): 2.61% (3.01ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Firbeck Academy 193m from site Trowell CofE Primary School 439m from site Parklands Dental Care 454m from site The Vale Community Centre 435m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst area), but it is adjacent to one	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:            Springwood Nursery 1m from site            Nottingham Road 5m from site            Waterloo Lane 8m from site            Springwood Nursery 11m from site            Nottingham Road 13m from site</p> <p>Bus stops on Nottingham Road (A609). Trent Barton route 'two' services every 15 minutes (20 minutes on Sundays) towards Ilkeston (within 20 minutes) and Nottingham City Centre (Victoria Bus Station by the Victoria Centre) within 30 minutes. Nottingham City Transport route 35 along Bilborough Road / Wollaton Vale serves Nottingham City Centre (Victoria Centre) – within 30 minutes and Bulwell (again within about 30 minutes, via the Bracebridge Drive</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>parade of shops in Bilborough (within 5 minutes).</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (within site):  4.55m of StaplefordFP29 (FP) crosses site  48.4m of TrowellFP18 (FP) crosses site  136.87m of TrowellFP10 (FP) crosses site  199.85m of BeestonFP79 (FP) crosses site  1409.72m of TrowellFP22 (FP) crosses site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land. The site does include an existing industrial estate on part of the site (Balloonwoods Industrial Estate), however it has been assumed that this would be retained as a part of any site development.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	2.23% (2.57ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	+	The site is in Environment Agency Flood Zone 1.  Surface Water Flooding 1.36% (1.56ha) of site in Surface Water Flood Map 1 in 30 6.07% (6.99ha) of site in Surface Water Flood Map 1 in 100 6.07% (6.99ha) of site in Surface Water Flood Map 1 in 1000 Ground Water Flooding 0.16% (0.18ha) of site in >= 25% <50% (Superficial Deposits Flooding)	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		<p>3.38% (3.9ha) of site in &lt; 25% (Superficial Deposits Flooding)</p> <p>37.11% (42.76ha) of site in &gt;= 50% &lt;75% (Clearwater)</p> <p>57.55% (66.31ha) of site in &gt;= 25% &lt;50% (Clearwater and Superficial Deposits Flooding)</p> <p>Detailed River Network</p> <p>Surface Watercourse (Secondary River) crosses site for 75.62m</p> <p>Below Surface Watercourse (Culvert) crosses site for 166.99m</p> <p>Above Surface Watercourse (Secondary River) crosses site for 442.83m</p> <p>Surface Watercourse (Tertiary River) crosses site for 2518.16m</p> <p>Additional information is not known at this stage.</p>	
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a</p>	-	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Geological Sites (within site): 0.08% (0.09ha) of site in Trowel Garden Centre (Swancar Farm Quarry)</p> <p>Local Nature Reserves (within site): 3.38% (3.89ha) of site in Nottingham Canal (Confirmed 1993)</p> <p>Local Wildlife Sites (within site): 2.61% (3.01ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of</p>	<p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Geological Site, Local Nature Reserve, TPO, or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>botanical and zoological interest')</p> <p>Tree Preservation Orders Group or Woodland: 0.1% (0.12ha) of site in BALLOON WOODS CROSS ROADS 2, TROWELL 1984 (TPO/TRO/01/W1)</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway. 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. 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.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Development may adversely affect views.</p> <p>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> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS11 - Land between Nottingham Road &amp; the Railway Line (which covers the site) as:</p> <p>Landscape Value – Amber  Visual Value – Green  Landscape Susceptibility – Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	-	<p>Listed Buildings (within site): Nottingham Canal Swancar Bridge within site boundary (II) Listed Buildings (around site): Nottingham Canal Swansea Bridge (II) within 50m of site Trowell Hall and Adjoining Gamekeepers Cottage and Garden WALL (II) within 100m of site Local Interest Buildings (within site): 0.09% (0.1ha) of site in Swancar Farm, Trowell Local Interest Buildings (around site):</p>	<p>Avoid Designated and Non-Designated Heritage Assets, particularly along the former Nottingham Canal.</p> <p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>157 Nottingham Road (SS) within 100m of site  181 &amp; 183 Nottingham Road (SS) within 100m of site  179 Nottingham Road (SS) within 100m of 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>	
<b>16. Natural Resources and Waste Management</b>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> </ul>	-	Development on site would likely increase household and commercial waste per head.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<ul style="list-style-type: none"> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 1.17% (1.35ha) of site in URBAN 98.83% (113.87ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**Site: B08.3PA Land West of Woodhouse Way**

Previous reference/ comprised of site: B08.6

Factors	Details
SHLAA reference	107
Size	33.71 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be between 500 and 750 units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.  Part of the site is covered by an HS2 Safeguarding Direction. Until this Direction is withdrawn, the area of the site net of this Direction is 13.7	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			hectares. At a density of 21.5 dwellings per hectare, this would suggest a net capacity of 295 units.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
support the use of new technologies.	Is the site for new educational buildings?  Is the site allocated for mixed live-work units?		The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?  Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Morningside Crescent Local Centre 111m from site  Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route.  There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 100m from site</p> <p>Open Space:            Assarts Farm Open Space 3m from site            Redbridge Drive Play Area 125m from site            Verge Wood 311m from site            Broadoak Plantation 344m from site            Nuthall Temple Centre 432m from site</p> <p>Local Wildlife Sites (within site):</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the small area of the site covered by a Local Wildlife Site designation.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			4.11% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Assarts Farm Medical Centre 100m from site Mornington Crescent Local Centre 111m from site Nuthall Methodist Church 465m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	Bus Stops: Willesden Green 140m from site Willesden Green 152m from site Canterbury Close 172m from site Canterbury Close 184m from site Northolt Drive 277m from site  Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.	Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.55% (0.19ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> </ul>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and improve water quality.	<p>- 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>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> <p>Additional information is not known at this stage.</p>	surface water run-off are secured within the site.
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (within site): 4.11% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)</p> <p>Proposed Green Infrastructure Corridors (within site): 501.87m of 2.6 A610 Swingate crosses site</p>	<p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<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</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	0	<p>No designated or non-designated heritage assets on or adjacent to the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings.</p>	Detailed heritage assessments could be undertaken at the planning application stage.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	--	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            23.71% (7.99ha) of site in GRADE 4            76.29% (25.71ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

**Site: B08.4PA Field Farm**

Previous reference: N/A

Factors	Details
SHLAA reference	108
Size	28.34 Hectares
No of dwellings/ estimated employment floorspace	Of the 450-unit outline planning permission, approximately 330 houses remain undeveloped. The assessment is on the basis of only residential development being delivered on the remaining parts of the site.
Existing Use	Agricultural and housing development

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The site is currently allocated for housing within the Aligned Core Strategy.  11/00758/OUT – Outline planning permission for 450 dwellings with all matters reserved except for access. Approved on 4 November 2014.  20/00116/FUL – Hybrid application comprising: Full	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>application for 132 dwellings, associated infrastructure, flood attenuation works, play area and open space. Outline application for up to 200 dwellings, local centre (retail, financial and professional services, restaurants/cafes, drinking establishments, hot food takeaways - Classes A1-A5), associated infrastructure, open space and flood attenuation works with means of access included (all other matters reserved). Approved on 23 December 2020.</p> <p>22/00601/REM - Reserved matters (appearance, landscaping, layout and scale) for 200 dwellings, associated infrastructure, engineering works and open space. Pending consideration.</p> <p>Of the 450-unit outline planning permission, approximately 330 houses remain undeveloped.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b>	Is the site allocated for town centre uses or mixed	+	The site is not proposed for town centre uses or mixed use	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
Increase the vitality and viability of existing shopping centres.	<p>use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>and does not fall within an existing shopping centre.</p> <p>Bus services along Stapleford Road (A6007) and the B6003 include: 'my15' to Ilkeston and to Sawley (4 services an hour) and with one service per hour connecting East Midlands Airport, via Stapleford district centre and 21 (hourly) to Heanor and Nottingham. Both services are operated by Trent Barton. Stapleford district centre is within about 5 minutes by bus.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Bus services along Stapleford Road (A6007) and the B6003 include: 'my15' to Ilkeston and to Sawley (4 services an hour) and with one service per hour connecting East Midlands Airport, via Stapleford district centre and 21 (hourly) to Heanor and Nottingham. Both services are operated by Trent Barton. Stapleford district</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>centre is within about 5 minutes by bus. Stapleford includes the Stapleford Care Centre (which houses various GPs).</p> <p>Bramcote Hills Park within 400m.</p> <p>The current use of the site is agricultural use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	<p>Designing out crime was considered as part of determined planning applications. Future applications would also need to consider designing out crime.</p> <p>Crime is also dependent upon a series of secondary factors not related to site allocation.</p>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b>	Is the site within 400 metres walking distance of community facilities e.g.	++	The current use of the site is agricultural use so development on site would not	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	<p>post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>lead to the loss of a community facility.</p> <p>New Stapleford Community Centre within 400m Bramcote Crematorium within 400m Bramcote Hills Park within 400m Pastures Community Church within approximately 400m.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p>	++	<p>Bus services along Stapleford Road (A6007) and the B6003 include: 'my15' to Ilkeston and to Sawley (4 services an hour) and with one service per hour connecting East Midlands Airport, via Stapleford district centre and 21 (hourly) to Heanor and Nottingham. Both services are operated by Trent</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Barton. Stapleford district centre is within about 5 minutes by bus.</p> <p>Bus stops within 400m.</p> <p>The site is located within the main built up area.</p> <p>Public Rights of Way (within site):  80.58m of TrowellFP18 (FP) crosses site  155.33m of TrowellFP19 (FP) crosses site  173.96m of StaplefordFP5 (FP) crosses site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land. (It should be noted that part of the site – to the west – has already been developed for housing, but this land was 'greenfield', prior to this).	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	1.29% (0.37ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	+	A small part of the site is in Floods 2 and 3 but this part of the site has already been developed.  All undeveloped parts of the site are within Flood Zone 1.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?	<b>0</b>	<p>It is expected that future planning applications would be required to meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows although a number of trees and hedgerows have been retained.</p> <p>On-site open space is being provided (as it forms part of the planning permissions).</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?			
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<b>0</b>	<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>	Considered as part of the planning application process.
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	0	<p>No designated or non-designated heritage assets on site or within 100m of the site.</p> <p>Matters relating to the built and historic environment were considered as part of the determined planning applications.</p> <p>Development of the site is unlikely to harm the significance of designated or non-designated heritage</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and provide better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>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><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	-	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification 35.55% (10.08ha) of site in URBAN 64.45% (18.26ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

## **Broad Area: B09 Northeast of Toton**

### **Site: B09.1PA Land at Hill Top Farm Stapleford**

Previous reference/ comprised of site: B09.1

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	221, 410, 414, 870, 871
<b>Size</b>	33.06 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be between 500 and 750 units.
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b>	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes	Require employment and skills strategy and apprenticeships for local people during construction.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		<p>and is proposed solely for housing development.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<b>4. Shopping Centres</b> Increase the vitality and viability of	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Sandiccliffe Garage &amp; Convenience 65m from site</p> <p>Trent Barton route i4 serves Nottingham to the east and Stapleford, Sandiacre and Derby to the west from bus stops along the B5010 Nottingham Road every 10 minutes (20 minutes on Sundays). Stapleford district centre is within approximately 5 minutes.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>Hillside Dental Practice 305m from site</p> <p>Hillside Medical Centre 122m from site</p> <p>Trent Barton route i4 serves Nottingham to the east and Stapleford, Sandiacre and Derby to the west from bus stops along the B5010 Nottingham Road every 10 minutes (20 minutes on Sundays). Stapleford district</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>centre is within approximately 5 minutes.</p> <p>Stapleford includes the Stapleford Care Centre (which houses various GPs).</p> <p>Open Space; Stapleford Cemetery 0m from site Judson Avenue Open Space 4m from site Nottingham Road Allotments 155m from site Queen Elizabeth Park 175m from site Hickings Lane Recreation Ground 295m from site</p> <p>The current use of the site is agricultural use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<b>6. Community Safety</b> To improve community safety, reduce	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
crime and the fear of crime.				
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Hillside Dental Practice 305m from site            Hillside Medical Centre 122m from site            St John's Church of England Primary School 94m from site            Fairfield Primary School 311m from site            Wadsworth Fields Primary School 372m from site            Cliffe Hill Community Centre 334m from site            Bramcote Leisure Centre 918m from site            Stapleford Library 420m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	Bus Stops: West Avenue 94m from site Blake Road 97m from site Blake Road 98m from site Windsor Street 101m from site Windsor Street 101m from site Tram Stops: Toton Park and Ride 719m from site Inham Road 862m from site  Trent Barton route i4 serves Nottingham to the east and Stapleford, Sandiacre and Derby to the west from bus stops along the B5010 Nottingham Road every 10 minutes (20 minutes on Sundays). Stapleford district centre is within approximately 5 minutes.  The site is located adjacent to the main built up area.  Public Rights of Way (within site):	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			298.09m of StaplefordBW21 (BW) crosses site 589.17m of StaplefordFP12 (FP) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>6.6% (2.18ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<b>12. Flooding and Water Quality</b>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> </ul>	+	<p>The site is in Environment Agency Flood Zone 1.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To minimise the risk of flooding and to conserve and improve water quality.	<p>- 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>Surface Water Flooding 0.06% (0.02ha) of site in Surface Water Flood Map 1 in 30 0.85% (0.28ha) of site in Surface Water Flood Map 1 in 100 0.85% (0.28ha) of site in Surface Water Flood Map 1 in 1000 Ground Water Flooding 61.93% (20.48ha) of site in &gt;= 50% &lt;75% (Clearwater and Superficial Deposits Flooding)</p> <p>Additional information is not known at this stage.</p>	promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
the natural environment.	<p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	Ensure onsite and where possible off site open space is retained and enhanced.
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	--	<p>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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			whether any features could be conserved, enhanced or restored.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	Listed Buildings (around site): Cloud Villa and Adjoining Workshop (II) within 100m of site 114 and 116, Nottingham Road (II) within 100m of site Frameshop at rear of number 124 (II) within 100m of site 106-112, Nottingham Road (II) within 100m of site 140, Nottingham Road (II) within 100m of site 124, Nottingham Road (II) within 100m of site 122, Nottingham Road (II) within 100m of site 118 AND 120, Nottingham Road (II) within 100m of site St John's Primary School (II) within 100m of site  Conservation Areas (around site): Nottingham Road Stapleford within 50m of site Local Interest Buildings (around site):	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>126-128 Nottingham Road (LICA) within 100m of site  100 Nottingham Road (LICA) within 100m of site  130 Nottingham Road (LICA) within 100m of 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>	
<b>16. Natural Resources and Waste Management</b>	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good)	--	Development on site would likely increase household and commercial waste per head.	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<ul style="list-style-type: none"> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 36.46% (12.06ha) of site in URBAN 63.54% (21.01ha) of site in GRADE 3</p> <p>It is not known whether the Grade 3 land is 3a or 3b.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**Site: B09.2PA North of Toton**

Previous references/ comprised of sites: B09.2 / B09.3

Factors	Details
SHLAA reference	132, 403, 407
Size	62.5 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be between 1000 and 1500 units.
Existing Use	Agricultural (but includes garden centre)

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 1000 and 1500 units.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		The site is not located within or adjoining a deprived area (10% worst area).	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Deepak Food Store 220m from site	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Chilwell Mini Market 334m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or</p>	++	<p>Hillside Dental Practice 323m from site</p> <p>Hillside Medical Centre 472m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station. Beeston Town Centre includes several GP practices.</p> <p>Open Space:  Burnt Hill Wood 0m from site  Eskdale Drive Open Space 32m from site  Field Lane Estate Open Space 133m from site  Judson Avenue Open Space 194m from site</p> <p>Local Wildlife Sites (a: within site):</p>	Avoid developing the very small area of the site covered by a Local Wildlife Site designation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			0.65% (0.41ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora')	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Sunnyside Primary and Nursery School 314m from site Eskdale Junior School 443m from site George Spencer Academy 196m from site Hillside Dental Practice 323m from site Hillside Medical Centre 472m from site	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Chilwell Community Centre 248m from site</p> <p>Leisure Centres (1) Bramcote Leisure Centre 686m from site</p> <p>Inham Nook Library 248m from site.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail</p>	++	<p>Bus Stops: Valley Road 58m from site NET Park &amp; Ride 94m from site Eskdale Drive 144m from site Oak Acre 195m from site Toton Lane 251m from site</p> <p>Tram Stops: Inham Road 96m from site Toton Park and Ride 113m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?		<p>Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (within site):  183.73m of BeestonFP22 (FP) crosses site  235.46m of BeestonBW26 (BW) crosses site  346.2m of BeestonBW28 (BW) crosses site  432.86m of BeestonBW27 (BW) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			905.76m of BeestonBW21 (BW) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.09% (0.05ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> </ul>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and improve water quality.	<p>- 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>1.39% (0.87ha) of site in Surface Water Flood Map 1 in 30</p> <p>12.51% (7.82ha) of site in Surface Water Flood Map 1 in 100</p> <p>12.51% (7.82ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding</p> <p>0.63% (0.39ha) of site in &lt; 25% (Clearwater and Superficial Deposits Flooding)</p> <p>9.9% (6.19ha) of site in &lt; 25% (Clearwater)</p> <p>Additional information is not known at this stage.</p>	surface water run-off are secured within the site.
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
the natural environment.	<p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (a: within site): 0.65% (0.41ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora')</p> <p>Proposed Green Infrastructure Corridors (within site): 451.74m of 2.22 A52 Corridor South East of Stapleford crosses site 905.17m of 2.12 Stapleford to Chilwell Urban Corridor crosses site</p>	<p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?	-	Greater Nottingham Growth Options Study: Ranking: Green (covers a very large 'Broad Area'):	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>Gentle slope from north to south. The area of search comprises agricultural land, and a handful of buildings such as a garden centre.</p> <p>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> <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.</p> <p>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>specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<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>	
<b>15. Built and Historic Environment</b>	Will it result in development that is sympathetic to its	0	<p>Conservation Areas (around site):  Bramcote within 50m of site</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings.</p> <p>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> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul>	- -	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            3.27% (2.04ha) of site in URBAN            40.63% (25.39ha) of site in GRADE 3</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>56.11% (35.07ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

### Site: B09.3PA Toton Strategic Location for Growth

Previous reference/ comprised of site: B09.3

Factors	Details
SHLAA reference	957
Size	145.97 Hectares
No of dwellings/ estimated employment floorspace	There is the potential to very significantly increase the allocations at the site (B09.3PA Toton is considered to have a capacity of 3000 units). The site is allocated for a strategic level of employment, retail and other mixed uses.
Existing Use	Agricultural, railway sidings, water treatment works, school, tram park and ride, electricity sub-station

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is allocated in the Part 2 Local Plan for a strategic level of housing (500 – 800 homes at B09.3PA Toton).  There is the potential to very significantly increase the allocations at the site (B09.3PA Toton is considered to have a capacity of 3000 units).	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	++	The site is allocated for a strategic level of employment, retail and other mixed uses.  Further major strategic employment uses are proposed.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?	++	The site is allocated and proposed for employment, retail and housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site will include new educational buildings.  The site is not proposed for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for mixed live-work units?			
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?  Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	<p>The site will include local retail facilities only. It is not within 400m of a shopping centre (district or local centre).</p> <p>College Street Shops 502m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p> <p>The site will not result in the loss of a town centre use.</p>	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site will provide additional healthcare facilities.</p> <p>Oasis Dental Care Long Eaton 735m from site College Street Medical Practice 409m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station. Beeston includes several GP practices.</p> <p>Open Space:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the very small areas of the site covered by Local Nature Reserve or Local Wildlife Site designations.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Banks Road Open Space 0m from site</p> <p>Field Lane Estate Open Space 17m from site</p> <p>Eskdale Drive Open Space 18m from site</p> <p>Manor Farm Recreation Ground 33m from site</p> <p>Archers Field Recreation Ground 69m from site</p> <p>Local Nature Reserves (within site):</p> <p>2.33% (3.4ha) of site in Toton Fields (Confirmed 2009)</p> <p>Local Wildlife Sites (within site):</p> <p>0.07% (0.1ha) of site in Erewash Grassland, Stapleford (2/285 'A notable riverside pasture')</p> <p>0.09% (0.13ha) of site in Toton Sidings Fishing Pond (5/9 A borrow pit with a well-established and diverse marginal flora)</p> <p>0.26% (0.38ha) of site in Toton Sidings Grassland and Scrub (5/10 A neutral floodplain grassland with a</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			characteristic flora) 1.27% (1.86ha) of site in Toton Sidings Riverside (2/284 'A valuable riverside habitat mosaic') 8.65% (12.63ha) of site in Toton Sidings (5/2210 An area of former railway sidings and embankment supporting a rich assemblage of notable plants)	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Longmoor Primary School 295m from site Toton Bispham Drive Junior 401m from site George Spencer Academy 152m from site	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
within the plan area.			<p>Focus School (Long Eaton Campus) 305m from site</p> <p>Oasis Dental Care Long Eaton 735m from site</p> <p>College Street Medical Practice 409m from site</p> <p>Greenwood Community Centre 194m from site</p> <p>Chilwell Olympia 1488m from site</p> <p>Inham Nook Library 558m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p>	++	<p>Bus Stops:</p> <p>NET Park &amp; Ride 0m from site</p> <p>Epsom Road 14m from site</p> <p>Eskdale Drive 20m from site</p> <p>Valley Road 75m from site</p> <p>Spinney Rise 91m from site</p> <p>Tram Stops:</p> <p>Toton Park and Ride 0m from site</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
jobs and services for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Inham Road 96m from site</p> <p>The Toton Lane NET (Nottingham Express Transit) tram park and ride facility is within the site, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p> <p>The site is located within the main built up area.</p> <p>Public Rights of Way (within site):  7.04m of BeestonFP129 (FP) crosses site  15.65m of BeestonFP118 (FP) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			128.56m of BeestonFP117 (FP) crosses site 256.21m of BeestonBW128 (BW) crosses site 558.83m of BeestonBW27 (BW) crosses site 711.66m of BeestonBW126 (BW) crosses site 1160.8m of BeestonBW127 (BW) crosses site 1378.72m of BeestonBW125 (BW) crosses site 1785.42m of BeestonFP17 (FP) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	-	The site is largely greenfield, but does include significant areas of previously developed land and land currently in use, some of which could be retained or relocated, including: <ul style="list-style-type: none"> <li>• The railway sidings and associated area</li> <li>• Toton Park and ride (NET)</li> <li>• Wastewater treatment works</li> </ul>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<ul style="list-style-type: none"> <li>Land immediately to the west of Stapleford Lane (B6003)</li> </ul>	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal with future changes in climate?  Will the site help people adapt to climate change?  Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	6.44% (9.39ha) of site in NO2 Agglomeration Zone It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source	-	River Flooding: 14.25% (20.8ha) of site in Flood Zone 3 28.26% (41.26ha) of site in Flood Zone 2 Surface Water Flooding (3) 0.49% (0.72ha) of site in Surface Water Flood Map 1 in 30 6.35% (9.27ha) of site in Surface Water Flood Map 1 in 100 6.35% (9.27ha) of site in Surface Water Flood Map 1 in 1000 Flood Defences (1)	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>157.03m of Flood Defences crosses site</p> <p>Ground Water Flooding</p> <p>0.22% (0.32ha) of site in &gt;= 25% &lt;50% (Clearwater)</p> <p>3.76% (5.48ha) of site in &lt; 25% (Clearwater)</p> <p>18.25% (26.65ha) of site in &gt;= 75% (Superficial Deposits Flooding)</p> <p>34.19% (49.9ha) of site in &lt; 25% (Clearwater and Superficial Deposits Flooding)</p> <p>40.97% (59.8ha) of site in &gt;= 25% &lt;50% (Clearwater and Superficial Deposits Flooding)</p> <p>Detailed River Network</p> <p>Surface Watercourse (Lake / Reservoir) crosses site for 0.99m</p> <p>Surface Watercourse (Tertiary River) crosses site for 18.92m</p> <p>Surface Watercourse (Secondary River) crosses site for 204.27m</p> <p>Below Surface Watercourse (Culvert) crosses site for 274.85m</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Additional information is not known at this stage.	
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements.  Development on site would result in the loss of existing trees and hedgerows.  Onsite open space would be provided  The current use of the site is largely agricultural use.  Local Nature Reserves (within site): 2.33% (3.4ha) of site in Toton Fields (Confirmed 2009) Local Wildlife Sites (within site): 0.07% (0.1ha) of site in Erewash Grassland, Stapleford (2/285 'A notable riverside pasture') 0.09% (0.13ha) of site in Toton Sidings Fishing Pond (5/9 A	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.  Avoid developing areas of site covered by TPOs, Local Nature Reserve or Local Wildlife Site designations.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>borrow pit with a well-established and diverse marginal flora)</p> <p>0.26% (0.38ha) of site in Toton Sidings Grassland and Scrub (5/10 A neutral floodplain grassland with a characteristic flora)</p> <p>1.27% (1.86ha) of site in Toton Sidings Riverside (2/284 'A valuable riverside habitat mosaic')</p> <p>8.65% (12.63ha) of site in Toton Sidings (5/2210 An area of former railway sidings and embankment supporting a rich assemblage of notable plants)</p> <p>Tree Preservation Orders Group or Woodland:</p> <p>0.01% (0.01ha) of site in BESSELL LANE 1987 (TPO/STA/03/?)</p> <p>0.09% (0.13ha) of site in Stapleford Lane/ Katherine Drive Toton 1989 (TPO/TOT/05/W1)</p> <p>0.11% (0.15ha) of site in STAPLEFORD LANE 1993 (TPO/TOT/06/?)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Tree Preservation Orders Single; BESSELL LANE 1987 within site boundary (TPO/STA/03/T1) BESSELL LANE 1987 within site boundary (TPO/STA/03/T2) STAPLEFORD LANE 1977 within site boundary (TPO/TOT/06/-)</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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. The topography change in the far west forms a defensible boundary. Suitable for development, but key factor</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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 LS2 - Toton Sidings, LS3 - West of Toton Lane and LS5 - East of Toton Lane - South of the Tram Line / Park &amp; 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</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	0	<p>Conservation Areas (within site): 0.11% (0.16ha) of site in Sandiacre Lock</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</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
opportunities for people to enjoy culture and heritage.	Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?		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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?  Will it sterilise mineral reserves which can be viably extracted?	- -	Development on site would likely increase household and commercial waste per head.  Agricultural Land Classification: 22.6% (32.99ha) of site in GRADE 3 38.22% (55.79ha) of site in URBAN 39.18% (57.19ha) of site in GRADE 2  Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	Ensure development avoids areas that are classified as good agricultural land.

**Site: B09.4PA Chetwynd Barracks**

Previous reference/ comprised of site: B09.4

Factors	Details
SHLAA reference	956
Size	91.51 Hectares
No of dwellings/ estimated employment floorspace	There is the potential to very significantly increase the allocations at the site (B09.4PA Chetwynd Barracks is considered to have a capacity of 1500 units).
Existing Use	Military Barracks

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is allocated in the Part 2 Local Plan for a strategic level of housing (500 homes at B09.4PA Chetwynd Barracks.  There is the potential to very significantly increase the allocations at the site (B09.4PA Chetwynd Barracks is considered to have a capacity of 1500 units). The site area is 91.5 hectares.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	+	The site is allocated for small scale employment and retail use, ancillary to the main housing allocation.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	The site is allocated and proposed for small scale employment and retail development only.  The development of the site would result in the loss of some employment following the closure of the MOD base.  The site will include new educational buildings.  The site is not proposed for mixed live-work units. Overall, it is considered that the impact would be neutral.	
<b>4. Shopping Centres</b>	Is the site allocated for town centre uses or mixed	+	The site will include local retail facilities only (within a new local centre). It is not within 400m of a	Ensure development enhances connectivity with existing shopping centre.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
Increase the vitality and viability of existing shopping centres.	<p>use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>shopping centre (district or local centre).</p> <p>Chilwell Retail Park 580m from site</p> <p>The site will not result in the loss of a town centre use.</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p>	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce	Is the site within 30 minutes travel time of a health facility?	++	The site is within 30 minutes travel time of health facilities, albeit that some of these facilities are understood to be at capacity.	Avoid developing areas of existing blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
health inequalities.	<p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>Moir Medical Centre is 169m from the site. School Lane Dental Practice is 605m from the site.</p> <p>Open Space: MOD Sports Ground 0m from site Chetwynd Road Recreation Ground 0m from site Chilwell Cemetery 29m from site Sherman Drive Open Space 118m from site Field Lane Estate Open Space 129m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>centres include a variety of facilities. The tram also links with Nottingham railway station. Several GP surgeries are located in Beeston Town Centre.</p> <p>The existing allocation includes land for a new health facility. This is a 'development requirement'.</p> <p>The site is within 400m of multiple recreation areas, including:</p> <p>Hobgoblin Wood – within the site</p> <p>Memorial Gardens – within the site</p> <p>Chetwynd Road Recreation Ground – within the site</p> <p>Chilwell Cemetery 29m from site</p> <p>Sherman Drive Open Space 118m from site</p> <p>Field Lane Estate Open Space 129m from site</p> <p>Chilwell Ordnance Depot</p> <p>Paddock Local Wildlife Site (2/303 'A herb-rich sward in a</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>small horse-grazed paddock') within 50m of site</p> <p>The site would not result in the loss of recreational areas or accessible blue-green infrastructure. There are areas of blue-green infrastructure on the site which are not currently publicly accessible as this is currently and operational Ministry of Defence (MOD) base. Once released from the MOD estate, these areas of blue-green infrastructure will become publicly accessible.</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		<p>Chetwynd Primary Academy 180m from site</p> <p>Eskdale Junior School 269m from site</p> <p>Banks Road Infant School 314m from site</p> <p>Alderman Pounder Infant School 359m from site</p> <p>Toton Bispham Drive Junior 378m from site</p> <p>Chilwell School 534m from site</p> <p>George Spencer Academy 705m from site</p> <p>School Lane Dental Practice 605m from site</p> <p>Moir Medical Centre 169m from site</p> <p>Chilwell Scout Headquarters 210m from site</p> <p>Chilwell Olympia 542m from site</p> <p>Toton Library 235m from site</p> <p>MOD Sports Ground 0m from site</p> <p>Chetwynd Road Recreation Ground 0m from site</p> <p>The site is within 30 minutes (by bus) of community facilities.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:            Calverton Close 1m from site            Swiney Way 2m from site            Swiney Way 11m from site            Calverton Close 15m from site            Kirkbride Court 17m from site</p> <p>Tram Stops:            Toton Park and Ride 278m from site            Inham Road 359m from site</p> <p>The site is adjacent to the Toton Lane NET (Nottingham Express Transit) tram park and ride facility, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			centres include a variety of facilities. The tram also links with Nottingham railway station.  The site is located within the main built up area.	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	The site is currently in use as an operational MOD base. There is some land which has not been previously developed, including very substantial MOD storage buildings to the south east of the site.	Where possible retain and reuse existing buildings, particularly those of heritage value.  Ensure that any contamination is remediated.
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>98.56% (90.2ha) of site in NO2 Agglomeration Zone</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements and enhancements to active travel infrastructure.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<b>12. Flooding and Water Quality</b>	<p>Is the site within or adjacent EA Flood Zone:-</p> <p>- 1 (Low Probability);</p>	+	River Flooding:	Ensure surface water management/mitigation measures including SuDS



SA objectives	Site criteria questions	Score	Commentary	Mitigation
To minimise the risk of flooding and to conserve and improve water quality.	<ul style="list-style-type: none"> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>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 Ground Water Flooding 0.16% (0.14ha) of site in <math>\geq</math> 75% (Superficial Deposits Flooding) 7% (6.41ha) of site in <math>\geq</math> 50% &lt; 75% (Clearwater and Superficial Deposits Flooding) 7.31% (6.69ha) of site in &lt; 25% (Clearwater and Superficial Deposits Flooding) 9.62% (8.81ha) of site in <math>\geq</math> 75% (Clearwater and Superficial Deposits Flooding) 75.91% (69.47ha) of site in &lt; 25% (Clearwater) Detailed River Network</p>	(limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Below Surface Watercourse (Culvert) crosses site for 7.65m</p> <p>Surface Watercourse (Secondary River) crosses site for 258.66m</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	++	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees.</p> <p>On site open space would be retained as per the Part 2 Local Plan allocation.</p> <p>The site would not result in the loss of recreational areas or accessible blue-green infrastructure. There are areas of blue-green infrastructure on the site which are not currently publicly accessible as this is currently and operational</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by TPO designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Ministry of Defence (MOD) base. Once released from the MOD estate, these areas of blue-green infrastructure will become publicly accessible.</p> <p>Tree Preservation Orders Group or Woodland:  0.01% (0.01ha) of site in Chilwell Ordnance Depot 1993 (TPO/CHI/09)  5.01% (4.58ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1976 (TPO/CHI/03/W1)</p> <p>5.06% (4.63ha) of site in MOD Sports Ground (Restricted Access: Outdoor Sports Facilities)  Proposed Green Infrastructure Corridors (within site):  201.49m of 2.23 Toton Sidings to Chilwell crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?	0	The Chetwynd Barracks site is a previously-developed site in the Urban area.  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.  Not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?	++	Listed Buildings (within site): Memorial to workers of National Filling Factory No.6, Chilwell within site boundary (II)  Other non-designated heritage assets have been identified through the Toton and Chetwynd Barracks Strategic Masterplan process and others are proposed as a part of the emerging Chetwynd: The Toton and Chilwell Neighbourhood Plan.	Ensure sensitive development in proximity to the Memorial to workers of National Filling Factory No.6 and non-designated heritage assets.  Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		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 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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land</p>	-	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	(agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?  Will it sterilise mineral reserves which can be viably extracted?			

#### **Site: B09.4COM Toton and Chetwynd Barracks Combined Site**

Previous reference/ comprised of site: B09.2.PA (part), B09.3PA (Toton Strategic Location for Growth) and B09.4PA (Chetwynd Barracks).

There are three component parts of this site (Site B09.2PA North of Toton (part of which is included within this proposed site allocation), Site B09.3PA Toton Strategic Location for Growth, and Site B09.4PA Chetwynd Barracks). Further, more detailed information can be found within the respective SA site assessments within this document for each of these sites.

Factors	Details
<b>SHLAA reference</b>	956, 957, 259, 403, 407 (part).
<b>Size</b>	257.48 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Dwellings: 4,800 in total with about 2,700 within the Plan Period.

Factors	Details
	<p>Employment Floorspace: Major strategic employment: a minimum of 18,000 sq. m. of employment-generating development at Toton and a further 8-14,000 sq. m. at Chetwynd.</p> <p>The site is allocated for a strategic level of employment, retail and other mixed uses.</p>
<b>Existing Use</b>	Agricultural, Chetwynd Barracks MOD base (currently still in operational use), railway sidings, water treatment works, school, tram park and ride, electricity sub-station.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	<p>The site is allocated in the Part 2 Local Plan for a strategic level of housing (1,000-1,300 homes).</p> <p>There is the potential to very significantly increase the allocations at the site to 4,800 in total with about 2,700 within the Plan Period.</p>	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site is allocated for a strategic level of employment, retail and other mixed uses.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		<p>Further major strategic employment uses are proposed: a minimum of 18,000 sq. m. of employment-generating development at Toton and a further 8-14,000 sq. m. at Chetwynd.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	+	<p>The site is allocated and proposed for employment, retail and housing development.</p> <p>The development of the site might result in the loss of employment at the Chetwynd Barracks and railway-related uses at Toton West but would not be likely to result in the loss of retail or mixed-use land.</p> <p>The site will include new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site will include local retail facilities only. It is not within 400m of a shopping centre (district or local centre).</p> <p>The Toton Lane NET (Nottingham Express Transit) tram park and ride facility is located within the site. This provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.</p> <p>The site will not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site will provide additional healthcare facilities.</p> <p>The Toton Lane NET (Nottingham Express Transit) tram park and ride facility is located within the site. This provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station, as well as providing a regular service to the Queen's Medical Centre (Hospital with Accident and Emergency services).</p> <p>Beeston includes several GP practices.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the very small areas of the site covered by Local Nature Reserve or Local Wildlife Site designations.</p> <p>Retention and enhancement of open space on site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Playing fields (MOD Sports Ground) and part of Banks Road Open Space on site. Nearby areas of open space including Manor Farm Recreation Ground and additional areas of open space within Inham Nook and to the south of Chetwynd Barracks.</p> <p>A Local Nature Reserve (Toton Fields) and a number of Local Wildlife Sites are located either within or within close proximity to the site, particularly along the western boundary to the site. A large part of the Toton Sidings Local Wildlife Site is located within the western part of the site and the smaller Chilwell Ordnance Depot Paddock Local Wildlife Site is located adjacent to the eastern boundary of the site.</p> <p>There are areas of blue-green infrastructure on the site which are not currently publicly accessible as this is currently and operational Ministry of</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Defence (MOD) base. Once released from the MOD estate, these areas of blue-green infrastructure will become publicly accessible	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	Much of the current use of the site is in agricultural use or is currently in use as an MOD base and therefore development on site would not lead to the loss of a community facility.  The release of the Chetwynd Barracks would open up a large site for use by members of the public and would assist in linking existing and new communities.  Additional school provision would be required.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>There are various schools within the local area, including two secondary schools (with sixth form centres) and 6 primary schools within close proximity to the combined site. Across Greater Nottingham, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.</p> <p>There are existing facilities within the surrounding area including the Greenwood Community Centre, Coronation Hall, places of worship including Toton Methodist Church and St. Barnabas Church Inham Nook and Toton and Inham Nook Libraries.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	Bus Stops: Various bus stops within close proximity to the site.  The Toton Lane NET (Nottingham Express Transit) tram park and ride facility is within the site, which provides services to Nottingham City Centre and onwards to Hucknall seven days a week, at intervals between 7 minutes and 15 minutes. Beeston Town Centre is within 10 minutes away and Nottingham City Centre is approximately 30 minutes away. Both Beeston and Nottingham centres include a variety of facilities. The tram also links with Nottingham railway station.  The site is located within the main built up area.	Ensure connectivity to the site by non-car modes.  Protect the Toton Lane NET park and ride facility from development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>A number of public rights of way cross the site or run close to its boundaries.</p> <p>Potential for a new railway station within the west of the site, subject to funding.</p>	
<p><b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	-	<p>The site includes elements of greenfield and previously developed land (including the rail-related uses within the west of the site and at Chetwyd Barracks within the south of the site). Some uses could be retained and reused, including:</p> <ul style="list-style-type: none"> <li>• The railway sidings and associated area</li> <li>• Toton Park and ride (NET)</li> <li>• Wastewater treatment works</li> <li>• Land immediately to the west of Stapleford Lane (B6003)</li> <li>• Military buildings and non-designated heritage assets at Chetwynd Barracks</li> </ul>	Retention and reuse of existing buildings where viable.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<ul style="list-style-type: none"> <li>Bardill's Garden Centre</li> </ul>	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal with future changes in climate?  Will the site help people adapt to climate change?  Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	The site is not part of an Air Quality Management Area.  Parts of the site are in the NO2 Agglomeration Zone.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	-	Parts of the site are within Flood Zone 3 and Flood Zone 2.  Parts of the site are at risk of Surface Water Flooding.  Flood Defences bisect parts of the site.  Ground Water Flooding affects parts of the site.  Please refer to component site appraisals for further information.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?	-	<p>A Local Nature Reserve (Toton Fields) and a number of Local Wildlife Sites are located either within or within close proximity to the site, particularly along the western boundary to the site. A large part of the Toton Sidings Local Wildlife Site is located within the western part of the site and the smaller Chilwell Ordnance Depot Paddock Local Wildlife Site is located adjacent to the eastern boundary of the site.</p> <p>A number of Green Infrastructure Corridors cross various parts of the site.</p> <p>There are various single and group Tree Preservation Orders within the site, the largest of which, Hobgoblin Wood (group TPO) is located in Chetwynd Barracks.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by TPOs, Local Nature Reserve or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?		<p>Development on site could result in the loss of existing trees, hedgerows or woodland.</p> <p>The release of Chetwynd Barracks from the MOD could improve access to open space within the site which could be further enhanced.</p>	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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. The topography change in the far west forms a defensible boundary. Suitable for development, but key factor would be to retain some of the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>Please refer to the previous site assessments for the component parts of the site for further information.</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 &amp; Ride (which cover the site) as:</p> <p>Landscape Value – Green / Green / Green  Visual Value – Green / Amber / Amber  Landscape Susceptibility – Green / Green / Green</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Visual Susceptibility – Amber / Amber / Amber</p> <p>Landscape Sensitivity – Green / Green / Green</p> <p>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>The Chetwynd Barracks site is a previously-developed site in the Urban area. It is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	++	There is one Listed Building within the site (Grade II Memorial to workers of National Filling Factory No.6, Chilwell) and a further 6 Listed Buildings within close proximity	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>to the site within Erewash Borough. A number of non-designated heritage assets within Chetwynd Barracks are protected by policies within the Chetwynd: The Toton and Chilwell Neighbourhood Plan.</p> <p>There is a further non-designated heritage asset located to the north-east of the site (Wheatgrass Farm).</p> <p>Part of the Sandiacre Lock Conservation Area is located within close proximity to the western boundary 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 potentially harm the significance of designated or non-designated heritage assets or their settings. Development at the site could enhance or better reveal the significance of any heritage</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?  Will it sterilise mineral reserves which can be viably extracted?	- -	Development on site would likely increase household and commercial waste per head.  There are 3 Agricultural Land Classifications within the site. These are significant areas of Grade 2, Grade 3 and Urban. Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.  Some waste may be generated by demolition of existing buildings on part of the site.  Some contaminated land on parts of the site may require remediation.	Ensure development avoids areas that are classified as best and most versatile agricultural land.  Reuse of existing buildings where viable in order to reduce waste.  Remediation of contaminated land.

**Site: B09.5PA West of Chilwell Lane, Bramcote**

Previous references/ comprised of sites: B09.5 / B09.6

Factors	Details
SHLAA reference	111, 412
Size	27.55 Hectares
No of dwellings/ estimated employment floorspace	Housing capacity estimated to be between 500 and 750 units.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is currently not allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be between 500 and 750 units.  The promotor of the southern part of the site has suggested that circa 350 and 480 dwellings.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.   The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Deepak Food Store 111m from site Bramcote Stores 286m from site</p> <p>CT4N operates an hourly bus service (route 18) on Mondays to Saturdays (less frequently on Sundays) between Stapleford and Beeston, via Bramcote and Chilwell and onwards to Nottingham City Centre via Beeston Rylands, the University of Nottingham and the Queens Medical Centre. There are bus stops on either side of Bramcote Lane / Chilwell Lane. Beeston is within 10 minutes and the Nottingham City Centre Beeston Market Hill is approximately 30 minutes away.</p>	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			There would be no loss of a town centre use or mixed use.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Hillside Dental Practice 519m from site</p> <p>The Valley Surgery 553m from site</p> <p>Open Space:</p> <p>Burnt Hill Wood 4m from site</p> <p>Sunnyside Junior School 19m from site</p> <p>King George's Park 137m from site</p> <p>Inham Nook Allotments 226m from site</p> <p>St Luke's Church 255m from site</p> <p>CT4N operates an hourly bus service (route 18) on Mondays to Saturdays (less frequently on Sundays) between Stapleford and Beeston, via Bramcote and Chilwell and onwards to Nottingham City Centre via Beeston Rylands, the University of Nottingham and the Queens Medical Centre. There are bus stops on</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing areas of the site covered by Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>either side of Bramcote Lane / Chilwell Lane. Beeston is within 10 minutes and the Nottingham City Centre Beastmarket Hill is approximately 30 minutes away. There are several GP surgeries in Beeston Town Centre.</p> <p>Local Wildlife Sites (within site): 14.93% (4.11ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora')</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		<p>lead to the loss of a community facility.</p> <p>Sunnyside Primary and Nursery School 46m from site Alderman White School and Language College 86m from Site Hillside Dental Practice 519m from site The Valley Surgery 553m from site Chilwell Community Centre 153m from site Bramcote Leisure Centre 617m from site Inham Nook Library 153m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b>	Is the site accessible by public transport?	<b>++</b>	Bus Stops:	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>Alderman White School 0m from site  Chilwell Lane 4m from site  Chilwell Lane 13m from site  Alderman White School 16m from site  Great Hoggett Drive 185m from site  Tram Stop:  Eskdale Drive 518m from site</p> <p>CT4N operates an hourly bus service (route 18) on Mondays to Saturdays (less frequently on Sundays) between Stapleford and Beeston, via Bramcote and Chilwell and onwards to Nottingham City Centre via Beeston Rylands, the University of Nottingham and the Queens Medical Centre. There are bus stops on either side of Bramcote Lane / Chilwell Lane. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is approximately 30 minutes away.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Eskdale Drive Tram Stop is located in close proximity to the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (within site): 226.43m of BeestonFP25 (FP) crosses site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that

SA objectives	Site criteria questions	Score	Commentary	Mitigation
energy resources and encourage nature-based solutions to climate change.	<p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>1.43% (0.39ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?		Insufficient information is available at this stage to determine any impacts upon air quality.	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?  Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	The site is in Environment Agency Flood Zone 1.  Surface Water Flooding 0.06% (0.02ha) of 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 Ground Water Flooding 1.42% (0.39ha) of site in < 25% (Superficial Deposits Flooding) 47.82% (13.18ha) of site in < 25% (Clearwater)  Additional information is not known at this stage.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?	- -	It is expected that the site would meet the biodiversity net gain requirements.  Development on site would result in the loss of existing trees and hedgerows.  No indication at this stage if offsite or onsite open space would be provided.  The current use of the site is agricultural use so there would not be a loss of open space.  Local Wildlife Sites (within site): 14.93% (4.11ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora')  Tree Preservation Orders Group or Woodland:	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.  Avoid developing areas of site covered by TPO or Local Wildlife Site designations.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>0.12% (0.03ha) of site in BESSELL LANE 1987 (TPO/STA/03/A1)</p> <p>0.13% (0.04ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W2)</p> <p>0.17% (0.05ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G4)</p> <p>0.24% (0.07ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G3)</p> <p>0.26% (0.07ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G5)</p> <p>0.42% (0.12ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W4)</p> <p>5.61% (1.55ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W3)</p> <p>Tree Preservation Orders Single: MOSS DRIVE BRAMCOTE 1994 within site boundary (TPO/BRA/12/T1) BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T52)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T51) BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T39)	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	--	<p>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. Small pocket of scenic quality to north-east at Bramcote, also limited conservation features in this area.</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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>	
<b>15. Built and Historic Environment</b>	Will it result in development that is sympathetic to its	-	Listed Buildings (around site): Southfield House and the Cottage and	Ensure sensitive development close to the setting of any heritage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>Boundary Wall (II) within 50m of site</p> <p>Stables and Coach House at Southfield House (II) within 50m of site</p> <p>The Grove (II) within 100m of site</p> <p>Conservation Areas (within site):</p> <p>14.5% (4ha) of site in Bramcote</p> <p>Local Interest Buildings (around site):</p> <p>The Old Cottage (LICA) within 50m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site could harm the significance of the setting of designated or non-designated heritage assets.</p> <p>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</p>	<p>assets and within the Bramcote Conservation Area.</p> <p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            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> <p>It is not known if the Grade 3 agricultural land is Grade 3a or 3b.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Ensure development avoids areas that are classified as good agricultural land.</p>

## **Broad Area: B10 Between Eastwood and Kimberley**

### **Site: B10.1PA Land Between Eastwood and Kimberley**

Previous references/ comprised of sites: B10.1 / B10.2 / B10.3

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	3, 113, 116, 206, 229, 285
<b>Size</b>	136.39 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	Housing capacity estimated to be 2500+.
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is not currently allocated but is of sufficient size to accommodate a strategic level of housing (i.e. 500 or more homes).  Housing capacity estimated to be 2500+.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.   The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>Giltbrook Retail Park 230m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	Ensure development enhances connectivity with existing shopping centre.
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country</p>	++	<p>Dental Surgery 923m from site Giltbrook Surgery 151m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Avoid developing the areas of the site covered by Local Geological Site, Local Wildlife Site or Local Nature Reserve designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.</p> <p>Open Space:  Trough Road Woodland 0m from site  Watnall Wood 0m from site  Millfield Road Open Space 7m from site  Millfield Road Allotments 66m from site  Digby Street Sports Ground 119m from site</p> <p>Local Geological Sites (within site):  0.03% (0.04ha) of site in Watnall Wood  Local Nature Reserves (within site);  0.5% (0.68ha) of site in Watnall Spinney (Confirmed 2012)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Local Wildlife Sites (within site):</p> <p>0.11% (0.16ha) of site in Giltbrook Grassland, Greasley (5/3442 Hay meadow)</p> <p>0.51% (0.69ha) of site in Watnall Bank (1/103 'An excellent base-rich plant community')</p> <p>0.58% (0.79ha) of site in Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub)</p> <p>0.7% (0.95ha) of site in Giltbrook Fields (2/274 'Marshy fields with a noteworthy flora')</p> <p>1.34% (1.83ha) of site in Watnall Wood Pasture (2/297 'A pasture with a good range of characteristic species')</p> <p>1.75% (2.39ha) of site in Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks')</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			6.16% (8.4ha) of site in Watnall Wood (2/2 'Deciduous woodland with a notable ground flora')	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Gilthill Primary School 132m from site Hollywell Primary School 187m from site Dental Surgery 923m from site Giltbrook Surgery 151m from site Newthorpe Baptist Church 85m from site Kimberley Leisure Centre 885m from site Kimberley Library 878m from site	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:            Gilt Hill 20m from site            Narrow Lane 33m from site            Gilt Hill 37m from site            Stamford Street 41m from site            Business Park 51m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site):</p> <p>9.14m of KimberleyFP25 (FP) crosses site</p> <p>10.31m of KimberleyBW46 (BW) crosses site</p> <p>82.48m of GreasleyFP40 (FP) crosses site</p> <p>140.31m of GreasleyFP34 (FP) crosses site</p> <p>151.23m of GreasleyFP29 (FP) crosses site</p> <p>156.45m of GreasleyFP79 (FP) crosses site</p> <p>157.64m of GreasleyBW30 (BW) crosses site</p> <p>163.84m of KimberleyFP24 (FP) crosses site</p> <p>209.35m of GreasleyFP32 (FP) crosses site</p> <p>224.62m of GreasleyFP33 (FP) crosses site</p> <p>236.66m of GreasleyFP27 (FP) crosses site</p> <p>263.56m of GreasleyFP31 (FP) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			264.88m of KimberleyFP22 (FP) crosses site 446.78m of GreasleyBW37 (BW) crosses site 796.28m of GreasleyFP35 (FP) crosses site 811.93m of GreasleyFP36 (FP) crosses site 1312.16m of GreasleyFP26 (FP) crosses site 1614.57m of GreasleyFP28 (FP) crosses site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is largely greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded



SA objectives	Site criteria questions	Score	Commentary	Mitigation
and encourage nature-based solutions to climate change.	<p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>1.25% (1.71ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?		determine any impacts upon air quality.	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?  Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	River Flooding: 3.62% (4.94ha) of site in Flood Zone 3 4.05% (5.52ha) of site in Flood Zone 2  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 Ground Water Flooding 28.92% (39.45ha) of site in < 25% (Clearwater and Superficial Deposits Flooding) 37.58% (51.26ha) of site in < 25% (Superficial Deposits Flooding) Detailed River Network Surface Watercourse (Tertiary River) crosses site for 440.86m	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Surface Watercourse (Secondary River) crosses site for 1436.84m</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Geological Sites (within site): 0.03% (0.04ha) of site in Watnall Wood Local Nature Reserves (within site);</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological Sites or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?		<p>0.5% (0.68ha) of site in Watnall Spinney (Confirmed 2012)</p> <p>Local Wildlife Sites (within site):</p> <p>0.11% (0.16ha) of site in Giltbrook Grassland, Greasley (5/3442 Hay meadow)</p> <p>0.51% (0.69ha) of site in Watnall Bank (1/103 'An excellent base-rich plant community')</p> <p>0.58% (0.79ha) of site in Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub)</p> <p>0.7% (0.95ha) of site in Giltbrook Fields (2/274 'Marshy fields with a noteworthy flora')</p> <p>1.34% (1.83ha) of site in Watnall Wood Pasture (2/297 'A pasture with a good range of characteristic species')</p> <p>1.75% (2.39ha) of site in Gilt Brook (Central) (2/253 'A</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>clean, wooded stream with its associated species-rich marshy areas and dry banks')  6.16% (8.4ha) of site in Watnall Wood (2/2 'Deciduous woodland with a notable ground flora')</p> <p>5.8% (7.92ha) of site in Watnall Wood (Restricted Access:  Natural and Semi-Natural Green Space)  Proposed Green Infrastructure Corridors (within site):  1330.56m of 2.3 Giltbrook crosses site</p>	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	--	<p>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 scenic value typical of the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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. 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 /</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p> <p>Landscape Value – Amber / Red</p> <p>Visual Value – Amber / Amber</p> <p>Landscape Susceptibility – Amber / Amber</p> <p>Visual Susceptibility – Red / Red</p> <p>Landscape Sensitivity – Amber / Red</p> <p>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>	
<b>15. Built and Historic Environment</b>	Will it result in development that is sympathetic to its	-	<p>Listed Buildings (around site): Barn and Stable to north west of the Hollies (II) within 50m of site</p>	Ensure sensitive development close to the setting of heritage assets.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>The Hollies (II) within 100m of site</p> <p>Scheduled Ancient Monuments (around site):</p> <p>Greasley Castle within 250m of site</p> <p>Local Interest Buildings (b: around site):</p> <p>Gate Piers, Gates &amp; Railings to Watnall Hall within 50m of site</p> <p>Lodge, Watnall Hall within 50m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site could harm the significance of the setting of designated or non-designated heritage assets.</p> <p>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> <p>There are no known heritage assets on the site which would</p>	Detailed heritage assessments could be undertaken at the planning application stage.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			be likely to be potential candidates for reuse.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Development on site would likely increase household and commercial waste per head.</p> <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> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

## **Broad Area: B11 Boots**

### **Site: B11.1PA Boots**

Previous reference/ comprised of site: B11.1

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	237
<b>Size</b>	115 Hectares
<b>No of dwellings/ estimated employment floorspace</b>	The site is partly located in Broxtowe Borough and partly in Nottingham City. Across both parts, the capacity is of a strategic scale of 675 dwellings
<b>Existing Use</b>	Employment (manufacturing, industry, offices, research)

Refer to matrix for scoring criteria.

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	<b>++</b>	The site is allocated for housing within the Aligned Core Strategy and has outline planning permission for housing. The site is partly located in Broxtowe Borough and partly in Nottingham City. Across both parts, the capacity is of a strategic scale.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>14/00515/OUT - Outline application for mixed-use development comprising: up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail &amp; food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. Approved on 9 July 2021. (The site boundary covers both Broxtowe and Nottingham City).</p> <p>21/00672/REM - Construct 406 dwellings (reserved matters relating to reference</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>14/00515/OUT - plots R1 to R11 inclusive and plots G2, 3 and 4 only). Currently pending consideration.</p> <p>Reserved Matters for 216 units within the City.</p>	
<b>2. Employment and Jobs</b> To create employment opportunities.	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	++	<p>Outline planning permission provides for up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail &amp; food/drink (E and sui generis).</p> <p>The site will therefore provide a strategic level of jobs.</p>	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The outline planning permission provides up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis);  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Market Hill is within 20 minutes.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	+	<p>Queens Road Dental Centre 656m from site</p> <p>CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove.</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes. Several GP facilities are located in Beeston Town Centre.</p> <p>Open Space:  Beeston Canal 13m from site  Leyton Crescent Allotments 57m from site  Beeston Rugby Club 169m from site  Leyton Crescent Recreation Ground 199m from site  Weirfields Recreation Ground 442m from site</p> <p>The site has been cleared for development and so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<b>6. Community Safety</b> To improve community safety, reduce	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Crime is dependent upon a series of secondary factors not related to site allocation.	Designing out crime was considered as part of determined planning applications. Future applications would also need to consider designing out crime.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
crime and the fear of crime.				
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>The site has been cleared for development and so would not lead to the loss of a community facility.</p> <p>Rylands Community Centre 229m from site            Beeston Rugby Club 169m from site            Queens Road Dental Centre 656m from site            Doctor:            John Clifford Primary School 719m from site            Trent Vale Infant and Nursery School 720m from site            Rylands Junior School 838m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	Ensure community facilities to support the development are provided.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Broxtowe: Bus Stops:  Lilac Grove 39m from site  Lilac Grove 69m from site  Padge Road 205m from site</p> <p>Tram Stops  University Boulevard 640m from site  Middle Street 704m from site</p> <p>Cycle path / footpath from northern part of the site within Nottingham City to University Boulevard (A6005). University of Nottingham NET tramway stop and University South Entrance bus stops (serving Trent Barton Indigo and Skylink routes to Nottingham, Derby, East Midlands Airport and other destinations) within approximately 750m of site.</p> <p>Within Broxtowe: CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of</p>	<p>Considered as part of the planning application process.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes. There is a wide variety of community facilities in both Beeston and Nottingham City Centre.</p> <p>Public Rights of Way within site: 961.92m of BeestonFP63 (FP) crosses site Public Rights of Way (around site): BeestonFP132 (FP) within 50m of site.</p> <p>The site is located within the main built up area.</p>	
<b>9. Brownfield Land</b> To make efficient use of previously	Is the site a brownfield site?	++	The site consists of previously-developed land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	--	85.99% the Broxtowe part of site in NO2 Agglomeration Zone. A significant proportion of the part of the site within Nottingham City is within the NO2 Agglomeration Zone.  Although in an AQMA for NO2 (Citywide), development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	-	River Flooding (Data for Broxtowe part of site):  77.78% (23.99ha) of site in Flood Zone 3 99.16% (30.59ha) of site in Flood Zone 2 Surface Water Flooding (3) 0.25% (0.08ha) of site in Surface Water Flood Map 1 in 30	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>11.74% (3.62ha) of site in Surface Water Flood Map 1 in 100</p> <p>11.74% (3.62ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Areas Benefitting Flood Defences:</p> <p>90.88% (28.03ha) of site in Ground Water Flooding</p> <p>0.11% (0.04ha) of site in <math>\geq 50\% &lt; 75\%</math> (Clearwater and Superficial Deposits Flooding)</p> <p>1.36% (0.42ha) of site in <math>\geq 25\% &lt; 50\%</math> (Clearwater and Superficial Deposits Flooding)</p> <p>98.53% (30.39ha) of site in <math>\geq 50\% &lt; 75\%</math> (Superficial Deposits Flooding)</p> <p>Detailed River Network (2) Below Surface Watercourse (Culvert) crosses site for 138.32m</p> <p>Surface Watercourse (Secondary River) crosses site for 370.49m</p> <p>Part of the site, within Nottingham City, is within</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.	
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?	0	It is expected that the site would meet the biodiversity net gain requirements.  The site has been cleared for development.  A very small part of the 'wider' allocation in Broxtowe Borough (0.02% (0.01ha)) is within Local Wildlife Site: -2/57 'A valuable aquatic habitat in an urban setting with local species on walls'.  The part of the site within Nottingham City is located close to a Local Wildlife Site.	Requirement for at least 10% net gain.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.  Avoid developing in close proximity to the nearby Local Wildlife Site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?			
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?	0	<p>The 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>	Considered as part of the planning application process
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-	0	Listed Buildings (within site): Building D10 at Boots Factory Site within site boundary (I) Building D34 (fire station) at Boots Factory Site within site boundary (II) Building D6 at Boots Factory Site within site boundary (I) D90 Listed Building within City boundary	Considered as part of the planning application process

SA objectives	Site criteria questions	Score	Commentary	Mitigation
conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>Local Interest Buildings (within site): 1.81% (0.56ha) of site in Building D1 Soap Factory at Boots (LIE)</p> <p>There is an identified £20million pounds that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed to is not through the wider redevelopment of the site, but by the discontinuance of its use by Boots.</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</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Development on site would likely increase household and commercial waste per head.</p> <p>The vast majority of the site is within Urban / Non-Agricultural Classifications.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p> <p>Nottingham City: within Minerals Safeguarding Area - prior notification required but not considered a barrier to Development</p>	Considered as part of the planning application process.

# Site assessments for reasonable alternatives for employment sites

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

Factors	Details
SHLAA reference	N/A
Size	40.9 Hectares
No of dwellings/ estimated employment floorspace	25 hectare developable area Approximately 700-750 jobs
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is proposed solely for employment.	
<b>2. Employment and Jobs</b>	Will the site provide jobs?	++	25 hectare developable area Approximately 700-750 jobs	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To create employment opportunities.	<p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>		The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	++	<p>The site will provide a strategic level of employment land / buildings on one site adjacent to the main built up area.</p> <p>Specific employment uses are not known at this time.</p> <p>The development of the site would not involve the loss of employment, retail or mixed use.</p> <p>The site is not for new educational buildings.</p> <p>It is not known whether live-work units would be provided.</p>	
<b>4. Shopping Centres</b> Increase the vitality and	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
viability of existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>The site is within 13-15 minutes of Bulwell Bus Station / Bulwell town centre including Bulwell Market by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country</p>	+	<p>The site is within 13-15 minutes of Bulwell Riverside (Leen Valley Surgery and Parkside Medical Practice) in Bulwell by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>Open Space:            Sellers Wood 0m from site            New Farm Wood 0m from site            Nuthall Cemetery 294m from site</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	parks, open spaces, playing fields, allotments, watercourses?			
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  St. John's Family Centre 309m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas,	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			within the adjacent Nottingham City Council area.	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is within 13-15 minutes of a variety of services and businesses in Bulwell Town Centre by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a. Some of the services continue to Nottingham City Centre in about 45 minutes. Bus stops within 400m of the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Bus Stops:            Caterpillar 114m from site            Centurion Business Centre 119m from site            Centurion Business Park 125m from site            Centurion Business Centre 129m from site            Sellers Wood Drive West H&amp;R 149m from site</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Public Rights of Way: 1.35m of GreasleyFP18 (FP) crosses site 243.26m of NuthallFP11 (FP) crosses site Public Rights of Way (around site): HucknallFP20 (FP) within 50m of site GreasleyFP91 (FP) within 50m of site NuthallFP1 (FP) within 100m of site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that

SA objectives	Site criteria questions	Score	Commentary	Mitigation
energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air,	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an</p>	-	<p>0.34% (0.14ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
noise and other types of pollution.	<p>existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		Insufficient information is available at this stage to determine any impacts upon air quality.	
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	+	<p>The site is in Environment Agency Flood Zone 1.</p> <p>Surface Water Flooding:</p> <p>0.04% (0.02ha) of site in Surface Water Flood Map 1 in 30</p> <p>0.72% (0.3ha) of site in Surface Water Flood Map 1 in 100</p> <p>0.72% (0.3ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Ground Water Flooding (2)</p> <p>38.88% (15.9ha) of site in &gt;= 25% &lt;50% (Clearwater)</p> <p>61.12% (25ha) of site in &lt; 25% (Clearwater)</p> <p>Detailed River Network:</p> <p>Surface Watercourse (Tertiary River) crosses site for 255.45m</p>	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Additional information is not available at this stage.	
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Ancient Woodland: 0.04% (0.02ha) of site in BULWELL WOOD</p> <p>Local Wildlife Sites (within site): 0.88% (0.36ha) of site in - 2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>ground flora')</p> <p>Local Wildlife Sites (around site):</p> <p>-2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site</p> <p>-1/30 'An ancient deciduous woodland with a characteristic ground flora) within 50m of site</p> <p>-1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site</p> <p>SSSI (around site):</p> <p>Bulwell Wood within 50m of site</p> <p>Seller's Wood within 50m of site</p>	
<p><b>14. Landscape</b></p> <p>To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the</p>	-	<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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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>	<p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	Local Interest Buildings (within site): 0.14% (0.06ha) of site in New Farm  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.	Detailed heritage assessments could be undertaken at the planning application stage.
<b>16. Natural Resources and Waste Management</b> To prudently manage the	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate)	--	Development on site would likely increase household and commercial waste per head.  Agricultural Land Classification:	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
natural resources of the area including soils, safeguarding minerals and waste.	<ul style="list-style-type: none"> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>45.07% (18.44ha) of site in GRADE 3</p> <p>54.93% (22.46ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**Site: BBC-EMP-20 Land at Nuthall**

Factors	Details
SHLAA reference	N/A
Size	20.07 Hectares
No of dwellings/ estimated employment floorspace	1,500 jobs.
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	The site (which consists of two parcels of land separated by the A610 dual carriageway) is not currently allocated or used for housing and is proposed solely for employment.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	1,500 jobs.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas,	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		within the adjacent Nottingham City Council area.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings on one site adjacent to the main built up area.  Specific employment uses are not known at this time.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings.  It is not known whether live-work units would be provided.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 106m from site</p> <p>Open Spaces: Nuthall Temple Centre 0m from site</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Assarts Farm Open Space 178m from site Redbridge Drive Play Area 241m from site Basil Russell Playing Fields 297m from site Low Wood 414m from site</p> <p>The current use of the site is agricultural use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Assarts Farm Medical Centre 106m from site</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Mornington Crescent Local Centre 133m from site Nuthall Methodist Church 22m from site</p> <p>Mornington Primary School 229m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p>	++	<p>Bus stops:</p> <p>Nottingham Road 28m from site Nottingham Road 35m from site Spring Terrace 107m from site Church 127m from site Spring Terrace 134m from site</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (around site): NuthallFP9 (FP) within 50m of site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value	Is the site a brownfield site?	- -	The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.32% (0.06ha) of site in NO2 Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	+	The site is in Environment Agency Flood Zone 1.  Surface Water Flooding: 0.03% (0.01ha) of site in Surface Water Flood Map 1 in 30 0.14% (0.03ha) of site in Surface Water Flood Map 1 in 100 0.14% (0.03ha) of site in Surface Water Flood Map 1 in 1000 Ground Water Flooding (1) 0.8% (0.16ha) of site in < 25% (Superficial Deposits Flooding)	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Tree Preservation Orders Group or Woodland: 0.04% (0.01ha) of site in NOTTINGHAM ROAD NUTHALL 1992 (TPO/NUT/08/G1)</p> <p>Tree Preservation Orders Single:</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by TPO designations.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?		NOTTINGHAM ROAD/TEMPLE DRIVE 1992 within site boundary (TPO/NUT/08/T6) NOTTINGHAM ROAD/TEMPLE DRIVE 1992 within site boundary (TPO/NUT/08/T5) NOTTINGHAM ROAD/TEMPLE DRIVE 1992 within site boundary (TPO/NUT/08/T4)	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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. 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.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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 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</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	0	No designated or non-designated heritage assets on or adjacent to 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 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	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			be likely to be potential candidates for reuse.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	- -	<p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification:            8.85% (1.78ha) of site in GRADE 4            91.15% (18.3ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

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

Factors	Details
SHLAA reference	N/A
Size	32.46 Hectares
No of dwellings/ estimated employment floorspace	Approximately 1200 jobs
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is proposed solely for employment.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	Approximately 1200 jobs  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas,	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		within the adjacent Nottingham City Council area.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings on one site adjacent to the main built up area.  Specific employment uses are not known at this time.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings.  It is not known whether live-work units would be provided.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Mornington Crescent Local Centre 118m from site	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b></p> <p>To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	++	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 106m from site</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		Open Space: Assarts Farm Open Space 31m from site Redbridge Drive Play Area 152m from site Verge Wood 330m from site Broadoak Plantation 340m from site Nuthall Temple Centre 407m from site	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  Nuthall Methodist Church 424m from site Mornington Primary School 229m from site Mornington Crescent Local Centre 118m from site	Ensure community facilities to support the development are provided.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
within the plan area.			<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops:</p> <p>Willesden Green 170m from site</p> <p>Canterbury Close 179m from site</p> <p>Willesden Green 182m from site</p> <p>Canterbury Close 191m from site</p> <p>Wimbledon Drive 287m from site</p> <p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to the main built up area.</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures);

SA objectives	Site criteria questions	Score	Commentary	Mitigation
nature-based solutions to climate change.	<p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?		determine any impacts upon air quality.	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?  Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	The site is in Environment Agency Flood Zone 1.  Surface Water Flooding (3) 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  Additional information is not known at this stage.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b>	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a	-	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (within site): 4.27% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)</p> <p>Proposed Green Infrastructure Corridors (within site): 460.13m of 2.6 A610 Swingate crosses site</p>	<p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by the Local Wildlife Site designation.</p>
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the</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	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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</p>	<p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-</p>	0	<p>No designated or non-designated heritage assets on or adjacent to the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site is</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>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><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p>	- -	<p>Development on site would likely increase household and commercial waste per head.</p> <p>22.93% (7.44ha) of site in GRADE 4 77.07% (25.01ha) of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			

# Site assessments on reasonable alternatives for strategic distribution sites

## BBC-L01 – Former Bennerley Coal Disposal Point

Factors	Details
SHLAA reference	333, 432
Size	79 ha.
No of dwellings/ estimated employment floorspace	Up to approximately 124,500 sq. m  (Harworth estimate up to 1,000,000 sq ft (92,903 sq m) within their ownership). 9 ha @ 0.35 plot ratio applied to remainder of site (outside of proposed Country Park)
Existing Uses	Agriculture and former coal disposal point. Part of site is in use for employment (scrap yard and caravan storage)

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Large part of site is separately considered for housing (B06.2PA).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
travelling showpeople.				
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement. The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).	Require employment and skills strategy and apprenticeships for local people during construction.  Ensure there are active travel links from adjacent settlements to the site.  Ensure development includes new employment opportunities for unemployed people.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of an allocation for employment, retail or mixed use. Retail / mixed use development would not be lost as a result of the development of the site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for mixed live-work units?		The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?  Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  There is access to Kimberley town centre within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27).  There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing centres. This may include links to Eastwood and Kimberley.
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or accessible blue-green	+	There is access to health facilities in Eastwood and Kimberley which are within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Hama Medical Centre is located in Kimberley. Medical facilities in Ilkeston include Old Station Surgery.</p> <p>There are recreational spaces within close proximity to the site:  Open Spaces:  Nottingham Canal (Awsworth) 0m from site  Shilo Recreation Ground 48m from site  A610 Sports Ground 66m from site  Smithurst Road Open Space Part 2 98m from site  Meadow Road Open Space 166m from site</p> <p>A large part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.</p>	<p>Enhance links to nearby town centres where health facilities are accessible.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  It is understood that there have been reports of anti-social behaviour at the current site.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	Development on site would not lead to the loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).	Ensure community facilities to support the development are provided.  Ensure there are enhanced links to adjacent areas where there are higher levels of deprivation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site has the potential to make use of existing rail infrastructure to the west.</p> <p>The site is in close proximity to existing bus stops:            Bus Stops:            Gin Close Way 24m from site            Gin Close Way 38m from site            Barlborough Road 263m from site            Brackenfield Drive 267m from site            Amber Trading Estate 271m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Both Ilkeston and Kimberley include a variety of community facilities including schools, shops and businesses.</p> <p>The site is located adjacent to a key settlement.</p>	<p>Ensure connectivity to the site by non-car modes, particularly focusing on active travel measures, including connectivity to Bennerley Viaduct.</p> <p>Provide connectivity to existing rail infrastructure to reduce goods vehicle trips by road.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	Part of the site is previously developed (the former Coal Disposal Point) but part of site is also on greenfield. Other areas of Brownfield Land include the parts of site which are currently in use for employment purposes (the scrap yard and caravan storage areas).	Focus development on previously developed land (subject to other constraints). Contamination requiring remediation might be present on limited Brownfield parts of the site; further investigation may be required.
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal with future changes in climate?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.  However, the site has potential to utilise existing rail infrastructure to the west of the site which would reduce road based trips.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			Ensure development utilises rail link which will reduce the need to use road for transport.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Public transport improvements.</p> <p>Measures to reduce reliance on motor vehicles, including utilising rail connection.</p> <p>Provision of EV charging points.</p>
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul>	-	<p>River Flooding:</p> <p>Approximately 29% of the site is in Flood Zone 3.</p> <p>Approximately 39% of the site is in Flood Zone 2.</p> <p>Surface Water Flooding:</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and improve water quality.	<p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		Approximately 13% of the site is at 1 in 30 year risk of surface water flooding.	<p>to address surface water run-off are secured within the site.</p> <p>Due to the interaction with the larger River Erewash, the applicant should develop a hydraulic model for the Gilt Brook to ensure flood risk is fully understood.</p> <p>A sequential approach should be taken to the site layout by directing development to the areas of lowest flood risk</p>
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>However, the site extends across the River Erewash Blue-Green Infrastructure network, a primary network in the Greater Nottingham BGI Strategy, where development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>There is some unofficial informal open space use at the site which would be lost as a result of the development of the site.</p> <p>Part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.</p> <p>Local Wildlife Sites (within site):  0.44% (0.31ha) of site in (5/3344 A wet grassland pasture of note by the River Erewash)  27.25% (19.19ha) of site in (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance)</p> <p>Local Wildlife Sites (around site):  (2/256 'A notable herb-rich community') within 50m of site  (1/1 'Species-rich disused canal of botanical and</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>zoological importance') within 50m of site</p> <p>Local Nature Reserves (around site):            Nottingham Canal (Confirmed 1993) within 50m of site            Smithurst Meadows (Confirmed 2010) within 250m of site</p>	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The 'Greater Nottingham Growth Options Study Additional Landscape Assessments' document (November 2022) includes the following comments:</p> <p>"Nottinghamshire landscape character policy zone:            NC02 Babbington Rolling Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy)            NC01 Erewash River Corridor (moderate condition, strong strength, conserve and enhance landscape strategy)"</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>“Topography and landuse: The topography is at its highest in the north of the site towards the A610, this slopes away very gently towards Awsworth. In the south of the site, the topography is very flat which contrasts to the publicly accessible Bennerley Viaduct to the west of Awsworth. The site is a mix of pastoral fields (located to the north) and a brownfield site (located to the south) previously used for mining and an ironworks.”</p> <p>“Suitability for development in landscape and visual terms: This site has medium potential for strategic growth. It sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.”	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	--	Listed Buildings (around site): Bennerley Viaduct (II*) within 50m of site.  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 may promote heritage based tourism and regeneration through increased usage of Bennerley Viaduct. There are no known heritage assets on the site	Ensure that any development is sensitive to the listed Bennerley Viaduct.  Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			which would be likely to be potential candidates for reuse.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 100% (70.91ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

**BBC-L02a – Gilt Hill (smaller site)**

Factors	Details
SHLAA reference	229
Size	25ha
No of dwellings/ estimated employment floorspace	Approximately 65,000 square metres
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B10.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	+	The site will provide jobs (<500) adjacent to a key settlement.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Giltbrook Retail Park 230m from site.  Frequent bus services along Nottingham Road (every 10	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.  There would be no loss of a town centre use or mixed use.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	++	<p>Giltbrook Surgery 350m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>The site is within 400m walking distance of recreational areas:</p> <p>Open Space:</p> <p>Digby Street Sports Ground 103m from site</p> <p>Millfield Road Open Space 121m from site</p> <p>Millfield Road Allotments 172m from site</p> <p>Watnall Wood 378m from site</p> <p>Holywell Primary School 492m from site</p> <p>Proposed Green Infrastructure Corridors: 229.38m of 2.3 Giltbrook bisects site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		A number of community facilities within 400m of the site.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is in close proximity to Bus Stops: Gilt Hill 10m from site Gilt Hill School 23m from site Gilt Hill 26m from site Gilt Hill School 34m from site Business Park 89m from site  Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site):  420.66m of GreasleyFP36 (FP) bisects site  629.07m of GreasleyFP35 (FP) bisects site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		energy efficiency measures or nature-based solutions.	causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and	Is site within the Nottingham Urban Area agglomeration zone?	-	1.22% (0.31ha) of site in NO2 Agglomeration Zone	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minimise the risk posed by air, noise and other types of pollution.	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	Ensure development includes measures to reduce travel by car and provision for EV usage.
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Small parts of the site are within Flood Zones 3 and 2:</p> <p>2.7% (0.68ha) of site in Flood Zone 3</p> <p>3.16% (0.79ha) of site in Flood Zone 2</p> <p>Small parts of the site are at risk of surface water flooding.</p> <p>1.97% (0.49ha) of site in 1 in 30 year risk of surface water flooding</p> <p>5.77% (1.45ha) of site in 1 in 100 year risk of surface water flooding</p> <p>5.77% (1.45ha) of site in 1 in 1,000 year risk of surface water flooding</p> <p>Additional information is not known at this stage.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p> <p>A sequential approach should be taken to the site layout by directing development to the areas of lowest flood risk</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (around site) (2/274 'Marshy fields with a noteworthy flora') within 50m of site (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site (1/103 'An excellent base-rich plant community') within 250m of site</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological Sites or Local Wildlife Site designations.</p> <p>Provide a buffer zone to the Gilt Brook to help protect water vole.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?	--	Greater Nottingham 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. 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 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	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.  Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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</p> <p>Visual Value – Amber / Amber</p> <p>Landscape Susceptibility – Amber / Amber</p> <p>Visual Susceptibility – Red / Red</p> <p>Landscape Sensitivity – Amber / Red</p> <p>Visual Sensitivity – Amber / Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?	0	There are no Listed Buildings or Conservation Areas within or close to the site.  The details of any proposed development would not be known until the planning application stage.  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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?  Will it sterilise mineral reserves which can be viably extracted?	-	100% (25.17ha) of site in GRADE 4  Development on site would likely increase waste per head.  Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	

**BBC-L02b – Gilt Hill (larger site)**

Factors	Details
SHLAA reference	229, 271
Size	42ha (The owners/promoters' figure is 50 ha, including the smaller site BBC-L02a.)
No of dwellings/ estimated employment floorspace	Approximately 102,000 square metres, including smaller site, BBC-L02a. (Owners/promoters' estimate, i.e. "Circa 700,000 to 1,100,000 sq. ft.")
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B10.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Giltbrook Retail Park 230m from site  Frequent bus services along Nottingham Road (every 10	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.  There would be no loss of a town centre use or mixed use.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	++	<p>Giltbrook Surgery 350m from site.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>The site is within 400m walking distance of recreational areas.</p> <p>Open Space:</p> <p>Digby Street Sports Ground 100m from site</p> <p>Millfield Road Open Space 120m from site</p> <p>Millfield Road Allotments 170m from site</p> <p>Watnall Wood 380m from site</p> <p>Holywell Primary School 490m from site</p> <p>Proposed Green Infrastructure Corridors: 229.38m of 2.3 Giltbrook bisects site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.	Ensure community facilities to support the development are provided.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		<p>A number of community facilities are within 400m of the site including:  Digby Street Sports Ground 100m from site  Millfield Road Open Space 120m from site  Millfield Road Allotments 170m from site  Watnall Wood 380m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?	++	<p>Bus Stops:  Gilt Hill 10m from site  Gilthill School 23m from site  Gilt Hill 26m from site  Gilthill School 34m from site  Business Park 89m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood,</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site):  0.23m of GreasleyFP33 (FP) bisects site  385.48m of GreasleyFP28 (FP) bisects site  420.66m of GreasleyFP36 (FP) bisects site  912.52m of GreasleyFP35 (FP) bisects site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously	Is the site a brownfield site?	- -	The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.73% (0.31ha) of site in NO2 Agglomeration Zone  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	-	Small parts of the site are within Flood Zones 3 and 2.  2.58% (1.08ha) of site in Flood Zone 3 2.94% (1.23ha) of site in Flood Zone 2  Small parts of the site are at risk of surface water flooding: 2.11% (0.89ha) of site in 1 in 30 year risk of surface water flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.  A sequential approach should be taken to the site layout by directing development to the areas of lowest flood risk.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>5.06% (2.13ha) of site in 1 in 100 year risk of surface water flooding</p> <p>5.06% (2.13ha) of site in 1 in 1,000 year risk of surface water flooding</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Part of a Local Wildlife Site is within the site. There is a Local Geological Site and five Local Wildlife Sites close to the site.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (within site) 1.05% (0.44ha) of site in (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks')</p> <p>Local Wildlife Sites (around site) (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site (2/274 'Marshy fields with a noteworthy flora') within 50m of site (1/103 'An excellent base-rich plant community') within 100m of site (2/297 'A pasture with a good range of characteristic species') within 250m of site (2/2 'Deciduous woodland with a notable ground flora') within 250m of site</p> <p>Local Geological Sites (around site):</p>	<p>Sites or Local Wildlife Site designations.</p> <p>Provide a buffer zone to the Gilt Brook to help protect water vole.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Watnall Wood (An old quarry remnant in the S part of Watnall wood. The face is WNW facing, is well weathered and shows cross bedding features and vertical jointing, some of which are cave like. Secondary calcite deposits line the walls of cavities NoLGS22	
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	--	<p>Greater Nottingham Growth Options Study: Ranking:</p> <p>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 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</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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. 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>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Landscape Value – Amber / Red</p> <p>Visual Value – Amber / Amber</p> <p>Landscape Susceptibility – Amber / Amber</p> <p>Visual Susceptibility – Red / Red</p> <p>Landscape Sensitivity – Amber / Red</p> <p>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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of</p>	0	<p>There are no Listed Buildings or Conservation Areas within or close to the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>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> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p>	-	<p>100% (42.02ha) of site in GRADE 4</p> <p>Development on site would likely increase waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			

### **BBC-L04 – Land at Kimberley Eastwood Bye Pass**

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	N/A
<b>Size</b>	22ha
<b>No of dwellings/ estimated employment floorspace</b>	77,000 square metres. (Based on an assumption of 3,500 square metres per hectare.)
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	+	The site would provide a strategic level of jobs (500+) but is not adjacent to the main built up area or a key settlement.	Require employment and skills strategy and apprenticeships for local people during construction.  Needs to be improved access to the site from existing settlements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		The site is not located within a deprived area (10% worst area),	Ensure development includes new employment opportunities for unemployed people.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	+	The site will provide a strategic level of employment land / buildings for logistics but is not adjacent to the main built up area or a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	Needs to be improved access to the site from existing settlements.
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	0	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Closest bus stop approximately 400m from the site but no existing access	Provide pedestrian access routes to bus stops and enhance links to Kimberley Town Centre.  Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>from the site. Frequent bus services along Nottingham Road, Nuthall (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	<b>0</b>	<p>The site is not currently accessible by public transport. Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p>	<p>Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		Assarts Farm Medical Centre 564m from site  (Elements of the 'Secondary Strategic Network', as defined in the 'Greater Nottingham Blue and Green Infrastructure Strategy January 2022', adjoin the site, as does a 'Secondary Green Infrastructure Corridor', as defined in the adopted Broxtowe Part 2 Local Plan.):  Proposed Green Infrastructure Corridors (a: within site) 195.01m of 2.6 A610 Swingate bisects site	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	0	Community Facilities:  Nuthall Methodist Church 611m from site Kimberley Leisure Centre 1034m from site	Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>Kimberley Library 1083m from site</p> <p>Small part of Verge Wood within site</p> <p>Assarts Farm Open Space 490m from site</p> <p>Public Houses: Old Moor Lodge 525m from site</p> <p>The site is not located in or adjoining a deprived area. In the wider area, Nottingham and Eastwood have areas of deprivation.</p>	
<p><b>8. Transport</b></p> <p>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail</p>	--	<p>The site is not currently accessible by public transport.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton's Rainbow One route.</p> <p>There is not direct access to existing businesses and shopping centres.</p>	Provision of bus stops or access to bus stops within the vicinity of the site (i.e. A610).



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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not part of an Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> </ul>	++	<p>The site is in Environment Agency Flood Zone 1. Less than 1% of site at risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and improve water quality.	<p>- 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			to address surface water run-off are secured within the site.
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	Protect and enhance the Local Wildlife Sites through biodiversity net gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>A small part of a Local Wildlife Site is within the site and three Local Wildlife Sites are within 250m of the site.</p> <p>Local Wildlife Sites (within site):</p> <p>0.87% (0.19ha) of site in (2/317 'Deciduous woodland with a characteristic and notable ground flora')</p> <p>Local Wildlife Sites (around site)</p> <p>(2/306 'An area of mature woodland with a valuable ground flora') within 50m of site</p> <p>(1/31 'A valuable water body with an excellent flora and fauna') within 100m of site</p> <p>(5/755 A notable coal-measures woodland) within 250m of site</p>	
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?	-	The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate	Ensure development proposals are supported by appropriate landscape character assessments and design and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>condition, moderate strength, 'enhance' landscape strategy).</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. Further assessment work would be required.</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	?	<p>Listed Buildings (around site): The Lake Bridge (II) within 250m of site</p> <p>Conservation Areas (around site): Nuthall within 50m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	--	<p>Development on site would likely increase waste per head.</p> <p>Includes Grade 2 agricultural land.</p> <p>Agricultural Land Classification:</p> <p>48% of site in GRADE 4</p> <p>52% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

### **BBC-L05 – Land at Low Wood Road, Nuthall**

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	SHLAA/00109/AVA
<b>Size</b>	57 ha
<b>No of dwellings/ estimated employment floorspace</b>	Approximately 154,000 square metres. (Owners/promoters estimate, i.e. “1,655,000 sqf”.)
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B05.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (1000+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst area), but it is adjacent to one	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley,	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 650m from site (within 30 minute travel time)</p> <p>Open Spaces</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing areas covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>2.12% (1.21ha) of site in Low Wood (Restricted Access: Natural and Semi-Natural Green Space)</p> <p>Proposed Green Infrastructure Corridors (a: within site) 125.45m of 2.15 Sellers Wood and New Farm Wood bisects site</p> <p>261.06m of 2.7 Nuthall Cutting and Kimberley Railway bisects site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Community facilities within 400m of the site:</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>Hempshill Hall Primary School 220m from site</p> <p>Halls and Community Centres: Temple Centre 114m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<p><b>8. Transport</b></p> <p>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport</p>	++	<p>Bus Stops in close proximity of the site:</p> <p>Nottingham Road 62m from site</p> <p>Nottingham Road 79m from site</p> <p>Spring Terrace 84m from site</p> <p>Spring Terrace 120m from site</p> <p>Armstrong Road 152m from site</p>	Provide enhanced public transport links, potentially through tram extension.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>Close proximity to NET Park &amp; Ride (Phoenix Park)</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (a: within site)  523.72m of NuthallFP3 (FP) bisects site  596.51m of NuthallFP2 (FP) bisects site</p> <p>Public Rights of Way (b: around site) (3)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			NuthallFP4 (FP) within 100m of site NuthallFP9 (FP) within 100m of site NuthallFP5 (FP) within 250m of site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			<p>that optimises solar gain/shading and the use of renewable energy technologies.</p> <p>Potential to off-set carbon through utilising alternative, non-road transport measures, including potential to provide enhanced public transport links through tram extension.</p>
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.64% (0.37ha) of site in NO2 Agglomeration Zone</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Avoid the N02 Agglomeration Zone.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	0	<p>Approximately 12% of the site is at risk of surface water flooding and less than 1% is at risk of either river or ground water flooding.</p> <p>Detailed River Network Surface Watercourse (Secondary River) bisects site for 112.05m</p> <p>Surface Watercourse (Tertiary River) bisects site for 527.06m</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Two Local Wildlife Sites (LWSs) and a small area of ancient woodland are within the site. A Site of Special Scientific Interest is within 50m of the site and six LWSs are within 250m it.</p> <p>Local Wildlife Sites (a: within site):</p> <p>2.12% (1.21ha) of site in (5/2118 A coal-measures type woodland with a characteristic flora)</p> <p>2.88% (1.65ha) of site in (2/70 A disused railway with valuable wood and grassland communities)</p> <p>Local Wildlife Sites (b: around site)</p> <p>(1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>zoological interest') within 50m of site  (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site  (5/2119 A characteristic coal measures type woodland) within 100m of site  (5/753 Notable calcareous grasslands) within 100m of site  (2/316 'An interesting grassland with several notable species') within 100m of site  (5/27 Woodland supporting a noteworthy ground flora) within 250m of site</p> <p>SSSI (b: around site)  Seller's Wood within 50m of site  Seller's Wood within 100m of site</p>	
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?	-	Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the	Ensure development proposals are supported by appropriate landscape character assessments and design and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>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 /</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>South of the Dismantled Railway Nuthall/ LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	?	<p>Conservation Areas (around site): Nuthall within 100m of site.</p> <p>Listed Buildings (b: around site) (7)            Hempshill Hall Farmhouse (II) within 250m of site            Hempshill Hall (II) within 250m of site            Gatepier From Former Nuthall Temple (II) within 250m of site            Barn And Stable Range To North Of Hempshill Hall Farmhouse (II) within 250m of site            7, Nottingham Road (II) within 250m of site            3, Nottingham Road (II) within 250m of site            1, Nottingham Road (II) within 250m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?	--	Development on site would likely increase waste per head.  Agricultural Land Classification: 72% of site in GRADE 3 26% of site in GRADE 2  Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

**BBC-L06 – Land at New Farm, Nuthall**

Factors	Details
SHLAA reference	N/A
Size	41haha (The owners/promoters' figure is 25 ha.)
No of dwellings/ estimated employment floorspace	Up to approximately 88,000 square metres. (Owners/promoters' estimate, i.e. "up to 950,000 sqft".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B03.2PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  The site is within 13-15 minutes of Bulwell Bus Station	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>/ Bulwell town centre including Bulwell Market by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 13-15 minutes of Bulwell Riverside (Leen Valley Surgery and Parkside Medical Practice) in Bulwell by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>Open Space: Sellers Wood New Farm Wood Nuthall Cemetery 294m from site</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  St. John's Family Centre 300m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	Ensure community facilities to support the development are provided.
<b>8. Transport</b>	Is the site accessible by public transport?	++	The site is within 13-15 minutes of a variety of services	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>and businesses in Bulwell Town Centre by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a. Some of the services continue to Nottingham City Centre in about 45 minutes. Bus stops within 400m of the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Bus Stops:  Caterpillar 100m from site  Centurion Business Centre 120m from site  Centurion Business Park 125m from site  Centurion Business Centre 130m from site  Sellers Wood Drive West H&amp;R 150m from site</p> <p>Public Rights of Way:  1.35m of GreasleyFP18 (FP) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			243.26m of NuthallFP11 (FP) crosses site Public Rights of Way (around site): HucknallFP20 (FP) within 50m of site GreasleyFP91 (FP) within 50m of site NuthallFP1 (FP) within 100m of site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce

SA objectives	Site criteria questions	Score	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.34% (0.14ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Avoid the NO2 Agglomeration Zone.</p> <p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>There are two Sites of Special Scientific Interest (Seller's Wood and Bulwell Wood) adjacent to the site.</p> <p>There is one Local Wildlife Site within the site and four within 250m of the site.</p> <p>Local Wildlife Sites (within site): 0.88% (0.36ha) of site in - 2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')</p> <p>Local Wildlife Sites (around site): -2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>-1/30 'An ancient deciduous woodland with a characteristic ground flora) within 50m of site</p> <p>-1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site</p> <p>SSSI (around site):</p> <p>Bulwell Wood within 50m of site</p> <p>Seller's Wood within 50m of site</p>	
<p><b>14. Landscape</b></p> <p>To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<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>	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	?	<p>Local Interest Buildings (within site): Small part of New Farm.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	- -	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification:            45% of site in GRADE 3            55% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

### **BBC-L08 – Land to the south-east of M1 Junction 26, Nuthall**

<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	SHLAA/00107/AVA
<b>Size</b>	25ha
<b>No of dwellings/ estimated employment floorspace</b>	Approximately 83,000 square metres. (Owners/promoters' estimate, i.e. "895,000 square feet".) (Owners/promoters describe this as being for "industrial / logistics".)
<b>Existing Use</b>	Agricultural

Refer to matrix for scoring criteria

<b>SA objectives</b>	<b>Site criteria questions</b>	<b>Score</b>	<b>Commentary</b>	<b>Mitigation</b>
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing. Separately considered for housing (B08.3PA).	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Mornington Crescent Local Centre 100m from site	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	++	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 100m from site</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>A number of facilities within 400m of the site:</p> <p>Open Space:  Assarts Farm Open Space 30m from site  Redbridge Drive Play Area 150m from site  Verge Wood 300m from site  Broadoak Plantation 400m from site  Nuthall Temple Centre 400m from site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Nuthall Methodist Church 500m from site</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Mornington Primary School 200m from site Mornington Crescent Local Centre 100m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community</p>	++	<p>Bus Stops:</p> <p>Willesden Green 170m from site            Canterbury Close 179m from site            Willesden Green 182m from site            Canterbury Close 191m from site            Wimbledon Drive 287m from site</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	facilities, schools, retail centres and employment areas?		<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to the main built up area.</p>	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land.	
<b>10. Energy and Climate Change</b>	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either	Ensure development provides links to multifunctional blue-green infrastructure that

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		renewable energy provision or energy efficiency measures or nature-based solutions.	mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk	Is site within the Nottingham Urban Area agglomeration zone?	?	The site is not within the Nottingham Urban Area Agglomeration Zone.	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
posed by air, noise and other types of pollution.	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	Ensure development includes measures to reduce travel by car and provision for EV usage.
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>There is a Local Wildlife Site within the site and two within 250m of it.</p> <p>Local Wildlife Sites (within site): 4.27% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)</p> <p>Proposed Green Infrastructure Corridors (within site): 460.13m of 2.6 A610 Swingate crosses site</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by the Local Wildlife Site designation.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>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 tranquillity 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>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<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>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	?	No designated or non-designated heritage assets on the site.  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 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.	Detailed heritage assessments could be undertaken at the planning application stage.
<b>16. Natural Resources and Waste Management</b>	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good)	- -	Development on site would likely increase waste per head.	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	<ul style="list-style-type: none"> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 71% Grade 2, 29% Grade 4.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	