

Greater Nottingham  
Planning Partnership



# Preferred Approach: Sustainability Appraisal Report

## Appendix F: Appraisals for strategic sites in Gedling

December 2022



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# Introduction

This is an appendix to cover the reasonable alternatives for site options within the Gedling Borough Council area. This appendix should be read alongside the Preferred Approach Sustainability Appraisal Report (2022).

The appendix includes the following:-

- Tables which identify the selected reasonable alternatives for site appraisal with each of the following areas:-
  - G01 Ravenshead Extension
  - G02 Newstead Extension
  - G03 North of Hucknall
  - G04 North of Burntstump
  - G05 Bestwood Village / Redhill Extension(s)
  - G06 Calverton Extension
  - G07 Arnold Extension
  - G08 Woodborough Extension
  - G09 Carlton Extension
  - G10 Burton Joyce Extension
  - G11 Netherfield Extension
- 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.

The outcomes of selecting the reasonable alternatives and the results of the site appraisals for Gedling Borough Council as shown in this appendix are summarised in section 6B of the Sustainability Appraisal Report.

# Sites for consideration

Section 6 of the Sustainability Appraisal Report explains the process of selecting the reasonable alternatives for site options for appraisal.

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

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

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

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

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

Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change 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.

### Area: G01 Ravenshead Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G01.1PA	Silverland Farm, Ricket Lane Site A	286 dwellings	As it is close to but not immediately adjacent to the key settlement of Ravenshead and not part of a grouping of sites (although it is close but not immediately adjacent to site G01.2PA), the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.2PA	Silverland Farm, Ricket Lane Site B	1,033 dwellings	Yes. Site is adjacent to the key settlement of Ravenshead and is of scale for strategic growth.
G01.3PA	Kighill Equestrian Centre (site A)	Up to 301 dwellings/ mixed use	As it is close to but not immediately adjacent to the key settlement of Ravenshead and adjoins sites G01.4PA. However together with site G01.4PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.4PA	Kighill Equestrian Centre (site B)	Up to 140 dwellings/ mixed use	As it is close to but not immediately adjacent to the key settlement of Ravenshead and adjoins sites G01.3PA. However together with site G01.3PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.5PA	Land at Cornwater Field, Ravenshead	50 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.6PA	West of Kighill Farm, Ravenshead	150 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

### Area: G02 Newstead Extension

No sites actively promoted for the area.

**Area: G03 North of Hucknall**

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G03.1PA	Top Wighay Farm east	589 dwellings	Yes. Site is adjacent to the main built up area of Hucknall and is of scale for strategic growth. Site adjoins site G03.2PA. Merge with site G03.2PA and rename the site to "Top Wighay Farm".
G03.2PA	Top Wighay Farm west	805 dwellings	Yes. Site is adjacent to the main built up area of Hucknall is of scale for strategic growth. Site adjoins site G03.1PA. Part of the site includes existing strategic allocation in the Part 1 Local Plan with outline planning permission for mixed-used development including 805 homes. Merge with site G03.1PA and rename the site to "Top Wighay Farm". This site also includes employment element (see GBC-EMP-01 Top Wighay Farm).
G03.3PA	Land at Hayden Lane, Hucknall	450 dwellings	Yes. Site is adjacent to the main built up area of Hucknall (and adjoins existing Part 2 Local Plan housing allocation H10) and is close to the threshold for strategic growth.
G03.4PA	North of Papplewick Lane	83 dwellings remaining	Yes. Site is currently allocated as strategic allocation in the Part 1 Local Plan. This site will not be appraised because it is currently under construction for 255 homes including additional 18 homes (2019/0201 and 2020/0258) and substantially completed. The site will be rolled forward in the Greater Nottingham Strategic Plan.

**Area: G04 North of Burntstump**

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G04.1PA	North of Burntstump, Mansfield Road	2,585 dwellings	No. Site is standalone and is isolated from the main built up area and villages. Thus the site is not considered sustainable.

**Area: G05 Bestwood Village / Redhill Extension(s)**

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G05.1PA	Land to the west of the A60, Redhill	6,572 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Site includes site G05.2PA. Merge with site G05.2PA and rename the site to "New Farm, Redhill".
G05.2PA	Land to the north of Bestwood Lodge Drive	722 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Site overlaps with site G05.1PA. Merge with site G05.1PA and rename the site to "New Farm, Redhill".
G05.3PA	Land at Westhouse Farm, Bestwood Village	350 dwellings	As it is adjacent to existing Part 2 Local Plan housing allocation H12 which adjoins the key settlement of Bestwood Village and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G05.4PA	Broad Valley Farm, Park Road	327 dwellings	As it is adjacent to the key settlement of Bestwood Village and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

**Area: G06 Calverton Extension**

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G06.1PA	Land off Oxtan Road	750 dwellings	Yes. Site is adjacent to existing Part 2 Local Plan housing allocations H16 and X4 which adjoin the key settlement of Calverton and is of scale for strategic growth. Part of the site includes part of existing housing allocation H16 in the Part 2 Local Plan which does not have planning permission.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G06.2PA	Ramsdale Park Golf Course Site A	234 dwellings	Yes. Site is close but not immediately adjacent to the key settlement of Calverton and sits between sites G06.3PA and G06.4PA (which adjoins the settlement of Calverton). Site is part of the grouping of sites with site G06.3PA and site G06.4PA which together meet the 500 dwelling threshold. Merge with sites G06.3PA and G06.4PA rename the site to "Ramsdale Park Golf Course/Main Street and Georges Lane".
G06.3PA	Ramsdale Park Golf Course Site B	1,890 dwellings	Yes. Site is adjacent to site G06.2PA and is of scale for strategic growth. Site is part of the grouping of sites with site G06.2PA and site G06.4PA. Merge with sites G06.2PA and G06.4PA rename the site to "Ramsdale Park Golf Course/Main Street and Georges Lane".
G06.4PA	Land West between Main Street and Georges Lane, Calverton	300+ dwellings	Yes. Site is adjacent to the existing Part 2 Local Plan housing allocation H15 which adjoins the key settlement of Calverton. Site is part of the grouping of sites with site G06.2PA and site G06.3PA which together meet the 500 dwelling threshold. Merge with sites G06.2PA and G06.3PA and rename the site to "Ramsdale Park Golf Course/Main Street and Georges Lane".

#### Area: G07 Arnold Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G07.1PA	Land at Stockings Farm, Redhill	707 dwellings/ mixed use	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Part of the site includes existing housing allocation H5 in the Part 2 Local Plan which has resolution to grant outline planning application subject to the signing of s106.
G07.2PA	Land at Middlebeck Farm, Mapperley	550 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Merge with site G07.3PA and retain the site name "Land at Middlebeck Farm, Mapperley".



Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G07.3PA	Extension to Land at Middlebeck Farm, Mapperley	40-60 dwellings	Yes. Site is adjacent to the main built up area of Arnold and adjoins site G07.2PA. Site is part of the grouping of sites with site G07.2PA which together meet the 500 dwelling threshold. Merge with site G07.2PA and retain the site name "Land at Middlebeck Farm, Mapperley".

#### Area: G08 Woodborough Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G08.1PA	Land North of Bank Hill	250 dwellings	No. Although the site is adjacent to Woodborough village, the village is not a key settlement and the site is below the scale for strategic growth.

#### Area: G09 Carlton Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G09.1PA	Land off Lambley Lane	300 dwellings	Site is adjacent to the main built up area of Carlton and adjoins site G09.2PA. Part of the site includes existing Part 2 Local Plan housing allocation H3 which does not have planning permission. However together with site G09.2PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G09.2PA	Land at Gedling Wood Farm	29 dwellings based on 30 dph	Site is adjacent to the main built up area and adjoins site G09.1PA. However together with site G09.1PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G09.3PA	Gedling Colliery/ Chase Farm	625 dwellings remaining	Yes. Site is currently allocated as strategic location in the Part 1 Local Plan and is currently housing allocation H9 in the Part 2 Local Plan. Part of the site (phase 1) is under construction for 508 homes (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667) and the remainder part of the site (phase 2) has reserved matters for 433 homes (2021/1294) and planning constraints would have already been addressed through the planning application process. Part of the site has resolution to grant full planning application for 24 homes subject to the signing of the s106 (2022/0200). Total figure is 965 homes.

#### Area: G10 Burton Joyce Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G10.1PA	Colwick Loop Road, Burton Joyce	488 dwellings based on 20 dph	Yes. Site is adjacent to the key settlement of Burton Joyce and is of scale for strategic growth.
G10.2PA	Land North of Orchard Close/ Hillside Drive	33 dwellings	As it is adjacent to the key settlement of Burton Joyce and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

## Area: G11 Netherfield Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G11.1PA	Land to east of Teal Close	1,110 dwellings	Yes. Site is adjacent to the main built up area of Carlton, adjoins an existing strategic site currently under construction and is of scale for strategic growth.
G11.2PA	Teal Close	579 dwellings remaining	Yes. Site is currently allocated as strategic allocation in the Part 1 Local Plan. Part of the site (phases 1 and 2) is currently under construction for 552 homes (2017/0800 and 2019/0152) and the remainder of the site has reserved matters for 255 homes (2019/0560) and planning constraints would have already been addressed through the planning application process. Total figure granted to date is 807 homes. This site also includes employment element (see GBC-EMP-07 Teal Close).

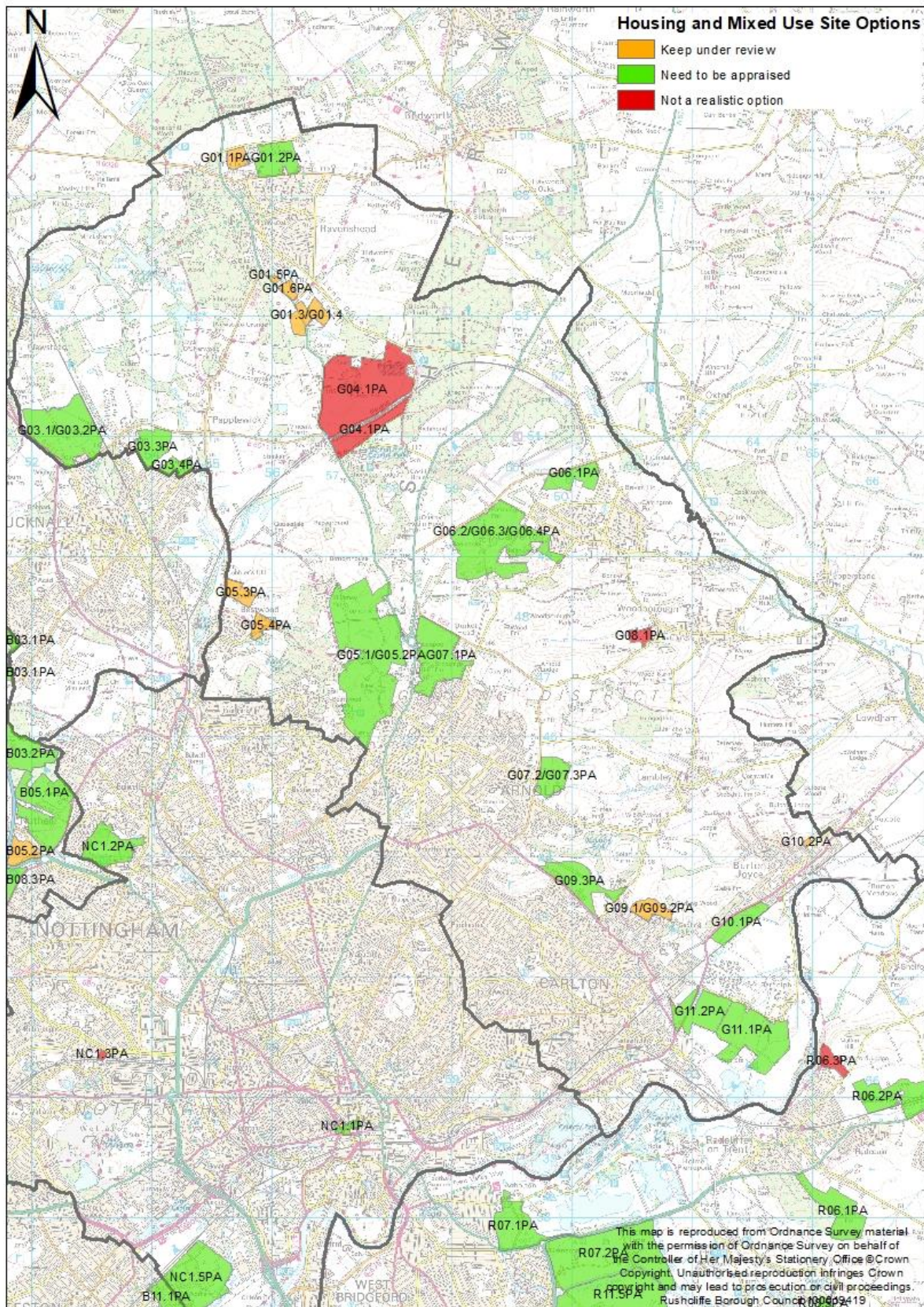
### Other sites

The following sites were promoted via the Greater Nottingham Strategic Growth Options consultation however no information has been provided regarding the site and therefore they are not included and not shown on the housing/mixed use development site options map:-

- Bestwood Village Country Park;
- Burton Joyce/ Glebe Farm;
- Lambley Lane; and
- Land surrounded by built up area, Gedling Access Road and Gedling Country Park.

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

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



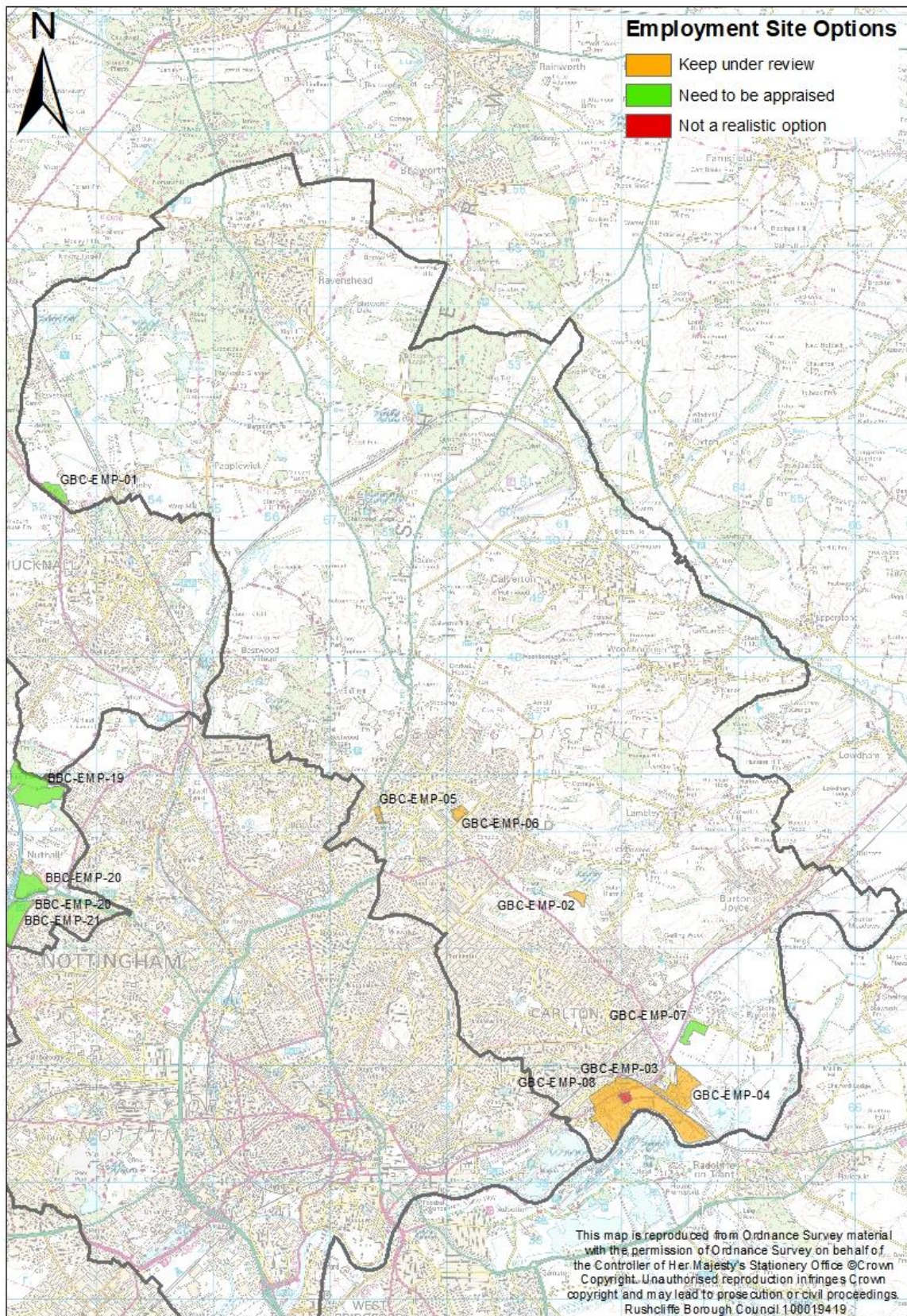
### Sites for employment development

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
GBC-EMP-01	Top Wighay Farm	6.5 ha	Yes. Site is of scale for strategic growth and currently allocated as strategic site in the Part 1 Local Plan. ELS recommends retain current strategic allocation for mixed use with substantial element of E/B8 employment land. Site falls part of the wider site which has outline planning permission for mixed-used development comprising land for employment purposes (2020/0050). Planning permission for office building within part of the employment allocation granted in July 2022 by Nottinghamshire County Council (7/2022/0050NC). As this site forms part of G03.1/G03.2PA Top Wighay Farm the appraisal on the employment element will be covered in the appraisal for G03.1/G03.2PA Top Wighay Farm.
GBC-EMP-02	Gedling Colliery/ Chase Farm	2.45 ha	ELS recommends retain current Part 2 Local Plan designation as an employment-led mixed-use designation. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan. However as this site forms part of G09.3PA Gedling Colliery/Chase Farm the appraisal on the employment element will be covered in the appraisal for G09.3PA Gedling Colliery/Chase Farm.
GBC-EMP-03	Colwick Industrial Estate	5.5 ha	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is consists of three sites which one is located some distance away. The other two sites adjoin however they, as combined site, are below the threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-04	Victoria Business Park	1.1 ha	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-05	Salop Street	0 ha	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
GBC-EMP-06	Brookfield Road	0 ha	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-07	Teal Close	6.45 ha	Yes. Site is of scale for strategic growth and currently allocated as strategic site in the Part 1 Local Plan. ELS recommends retain current strategic allocation for mixed-use with element of employment use. Part of the site is now built which consists of an employment unit and a trade park (2019/0614) and the remainder of the site currently has reserved matters permission for six employment units (2019/0615). As this site forms part of G11.2PA Teal Close the appraisal on the employment element will be covered in the appraisal for G11.2PA Teal Close.
GBC-EMP-08	Former Total Lubricants site (Colwick Industrial Estate)	3.09 ha	Promoted via the Greater Nottingham Strategic Growth Options consultation. This is not an additional site as site is already included, as part of GBC-EMP-3, in the Employment Land Study 2021 and part of the existing supply.

## Map of employment site options for consideration

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



## Site appraisals

Section 3 of 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.

Section 5 of the Sustainability Appraisal Report explains how the reasonable alternatives were appraised.

A total of 13 sites were identified as reasonable alternatives:-

- G01.2PA Silverland Farm, Ricket Lane Site B
- G03.1/G03.2PA Top Wighay Farm
- G03.3PA Land at Hayden Lane, Hucknall
- G03.4PA North of Papplewick Lane
- G05.1/G05.2PA New Farm, Redhill
- G06.1PA Land off Oxton Road
- G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane
- G07.1PA Land at Stockings Farm, Redhill
- G07.2/G07.3PA Land at Middlebeck Farm, Mapperley
- G09.3PA Gedling Colliery/Chase Farm
- G10.1PA Colwick Loop Road, Burton Joyce
- G11.1PA Land to east of Teal Close
- G11.2PA Teal Close

G03.4PA North of Papplewick Lane is an existing strategic allocation in the existing Aligned Core Strategy and carried forward in the Greater Nottingham Strategic Plan. The site was not appraised because it is currently under construction and substantially completed.

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



**SA Framework 2 – site criteria**

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?  Will it meet the housing need?</p>	<p>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</p>	<p>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</p>	<p>Uncertain  or  No impact as the site is not currently used for housing and is proposed solely for employment development</p>		<p>Results in the loss of a strategic level of housing</p>

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 --
<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>	<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>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</p>	<p>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</p> <p>Provides opportunity for training and / or high knowledge sectors (i.e. office based)</p> <p>Provides live-work units</p>	<p>Uncertain</p> <p>or</p> <p>No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development</p> <p>Assumes all housing sites make appropriate education provision</p>	<p>Results in the loss of part of land for employment, retail or mixed use</p>	<p>Results in the loss of a strategic level of employment</p> <p>Results in the loss of land for employment, retail or mixed use</p> <p>Results in the loss of live-work units</p>

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>	Within 400 metres walking distance of health facilities and recreational area or accessible blue-green infrastructure	<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 --
<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>	<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>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</p> <p>Within 400 metres walking distance to a bus/rail/tram stop and / or designated cycle route</p>	<p>Between 400 and 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route.</p>	<p>Uncertain</p> <p>or</p> <p>No impact</p> <p>Assumes site will not affect the continuity of Rights of Way</p>		<p>Not within 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route</p> <p>Site is not accessible by public transport</p>

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 --
<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>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions</p>		

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<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>Uncertain</p> <p>or</p> <p>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</p>	<p>Site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone</p>	<p>Site falls within an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone</p> <p>Site is likely to impact an area of poor air quality (and creating an Air Quality Management Area)</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>Site located within EA Flood Zone 1</p>		<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 --
<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>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>Improves underused or undervalued open space</p> <p>Provide 10% open space on existing brownfield land</p>	<p>Uncertain</p> <p>or</p> <p>No impact</p> <p>It is expected that a site would create at least 10% biodiversity net gain</p>	<p>Site adjacent open space, biodiversity or designated site of nature conservation interest</p> <p>Results in the loss of hedgerows and trees</p>	<p>Results in partial or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest</p>

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.	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?		Would conserve, enhance or restore the features and characteristics of the landscape in the present form	Uncertain  or  No impact	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 --
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>Site promotes major opportunity to enhance or better reveal the significance of a heritage asset including its setting</p>	<p>Would conserve, enhance or restore the features and characteristics of the townscape in the present form</p> <p>Site promotes opportunity to enhance or better reveal the significance of a heritage asset including its setting</p> <p>Provides opportunities for heritage based tourism or heritage led regeneration</p>	<p>Uncertain</p> <p>or</p> <p>No impact as no heritage assets or their setting are likely to be affected</p>	<p>Would not conserve, enhance or restore the features and characteristics of the townscape in the present form</p> <p>The setting and significance of designated heritage assets may be harmed by the site. There may be opportunities for mitigation</p> <p>The setting and significance of non-designated heritage assets may be harmed by the site</p>	<p>Would have an adverse impact on local townscape character</p> <p>The setting and significance of designated heritage assets will be harmed by the site. There are no opportunities for mitigation</p> <p>Results in the loss of opportunities for heritage based tourism or heritage led regeneration</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<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>	<p>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)?</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>Uncertain</p> <p>or</p> <p>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)</p>	<p>All sites will result in increased household and commercial waste</p>	<p>Site is on best and most versatile land (agricultural soil grade 1, 2 or 3a)</p> <p>It would sterilise existing mineral resources which can be viably extracted</p>

# Site assessments on reasonable alternatives

## Broad area: G01 Ravenshead Extension

### G01.2PA Silverland Farm, Ricket Lane Site B

#### Site for appraisal:-

- G01.2PA Silverland Farm, Ricket Lane Site B
  - G01.2 Silverland Farm, Ricket Lane Site B

Factors	Details
SHLAA reference	G920.
Size	34.44 ha.
No of dwellings/ estimated employment floorspace	700 homes based on 20 dph in accordance with Policy LPD 33 of Local Planning Document.
Existing Use	Agricultural land.

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 dwelling capacity on site is 700 homes based on 20 dph in accordance with Policy LPD 33 of Local Planning Document.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is no doctor surgery in Ravenshead. The nearest GP surgery <a href="#">Abbey Medical Group</a> (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctor surgery (bus service no. <a href="#">141</a>). There is <a href="#">Manor Pharmacy</a> and <a href="#">Ravenshead Dental Practice</a> (which is on the first floor directly above Manor Pharmacy) within Ravenshead shopping centre. The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within 400 metres walking distance to protected open space within Ravenshead.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b></p> <p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>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>There is <a href="#">Ravenshead Post Office</a> and <a href="#">Ravenshead Library</a> within Ravenshead shopping centre. The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. <a href="#">Ravenshead Leisure Centre</a> is on the edge of the village to the south. The leisure centre is not within 400 metres of the site, however the site is within 30 minutes travel time by walking and cycling to the leisure centre. <a href="#">Ravenshead Village Hall</a>, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (<a href="#">Ravenshead C of E primary school</a> and <a href="#">Abbey Gates primary school</a>). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. <a href="#">141</a> and no. <a href="#">445A</a>. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village however the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</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>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>Existing Air Quality Management Area located on A60 in Daybrook.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.32 ha), medium risk of flooding from surface water (0.72 ha) and low risk of flooding from surface water (1.46 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</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 land 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>
<p><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded</p>	<p>Ensure development proposals are supported by</p>

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>Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Greater Nottingham Growth Options Study (2020) states that the site is suitable for development pending further investigations (which should consider landscape impacts and proximity to the ppSPA Sherwood Forest).</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as the relatively</p>	<p>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
			large number of receptors. Overall, there is a medium visual susceptibility to development of the site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Preferred Approach Heritage Assets Assessment (2022) states Fountain Dale moat is a well-preserved example of a small residential moat with documented historical associations. It has suffered little disturbance since it was abandoned, and so the buried remains of medieval buildings and structures will survive throughout. This Scheduled Monument is a moat which includes a roughly rectangular island measuring 48m x 35m surrounded by a 12m wide ditch which is in turn enclosed by substantial outer bank measuring 1m high and 2m wide. The ditch is steep sided and is 2m deep to the island or 3m deep to the bank. The north-east corner of the moat is crossed by a 14m wide causeway. Setting is the surroundings in which the asset is experienced.</p> <p>Impact – Potentially extending development towards the ridge line to the north of Ravenshead. It is considered that the extension of built development towards and onto this ridge line would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Scheduled Monument at Fountain Dale moat having a moderate impact on its rural setting.</p>	<p>To mitigate any potential harm to the setting of this Scheduled Monument, any future development on the Silverland Farm site should be restricted to the southern parts of the site to provide a suitable undeveloped buffer zone between the development site and the ridge line. It is recommended that built form housing should be no closer than a minimum of 1000m in distance.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

**Broad area: G03 North of Hucknall**

**G03.1/G03.2PA Top Wighay Farm**

**Site for appraisal:-**

- G03.1/G03.2PA Top Wighay Farm
  - G03.1 Top Wighay Farm east
  - G03.2 Top Wighay Farm west
  - GBC-EMP-01 Top Wighay Farm (employment)

<b>Factors</b>	<b>Details</b>
SHLAA reference	Part of G989 (which comprises the existing strategic allocation excluding the 38 homes already built and the Local Wildlife Site 5/977) and G1155.
Size	92.65 ha.
No of dwellings/ estimated employment floorspace	1,600 homes/mixed use.  Up to 49,500 square metres of employment uses on 8.55 ha of land (gross).
Existing Use	Agricultural land.

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?	++	The dwelling capacity on site is 1,600 homes. Part of the site contains the existing strategic site in the Part 1 Local Plan (Aligned Core Strategy) excluding the 38 homes already built. The remainder of the strategic site currently has outline planning permission for 805 homes and mixed use development (2020/0050).	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
			The site would provide housing which contribute to meeting 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?	++	Part of site has existing outline planning permission for mixed use development comprising land for employment purposes (2020/0050).  664 jobs based on planning application supporting economic assessment (2020/0050). A Section 106 Agreement dated 25 March 2022 includes an Employment and Skills Plan (local labour agreement)  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?	++	Part of site has existing outline planning permission for mixed use development comprising land for employment purposes (6.5 ha) (2020/0050).  The development of the site would not result in the loss of employment, retail or mixed-use land.  It is not known whether educational buildings and mixed live-work units would be provided on site.	

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?	+	The site is not within 400 metres of Hucknall town centre (within Ashfield District Council), however it is within 30 minutes travel time by public transport, walking and cycling to the centre.  The site has outline consent (2020/0050) for a local centre. Paragraph 3.2 of the Planning Committee report for the 2020/0050 application states “The local centre is identified as having local convenience stores, a pub/restaurant, a day nursery and small scale offices, which will serve local residents of the site”.  There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with new local 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 accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is <a href="#">Priority Hospital East Midlands</a> (in Annesley) and <a href="#">Whyburn Medical Practice</a> (in Hucknall) in addition to a few other health centres in Hucknall (for example <a href="#">Hucknall Orthopaedic Clinic</a> and <a href="#">The OM Surgery</a> ).	Ensure 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>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The site has outline consent (2020/0050) for a local centre. Paragraph 3.3 of the Planning Committee report for the 2020/0050 application states “Toward the centre of the site will be the local centre and primary school with residential units interspersed with public open space”.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</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 development and growth of social capital and to improve social</p>	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is <a href="#">Hayden Lane Post Office</a> within 30 minutes travel time by public transport, walking and cycling. <a href="#">Newstead Children's Centre</a> and <a href="#">Newstead Centre</a> are within 30 minutes travel time by public transport, walking and cycling. <a href="#">The John Godber Community Centre</a> , <a href="#">St Johns Community Hall</a> and <a href="#">Papplewick &amp; Linby Village Hall</a>	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>are within 30 minutes travel time by public transport, walking and cycling. <a href="#">Hucknall Library</a> is within 30 minutes travel time by walking and cycling. Schools are within Linby village (<a href="#">Linby cum Papplewick C.E.V.A. Primary School</a>) and Hucknall (<a href="#">the National School, National Church of England Academy &amp; Hillside Primary and Nursery School</a>).</p> <p>The site has outline consent (2020/0050) for a local centre comprising. Paragraph 3.2 of the Planning Committee report for the 2020/0050 application states “The local centre is identified as having local convenience stores, a pub/restaurant, a day nursery and small scale offices, which will serve local residents of the site”.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p><b>8. Transport</b></p> <p>To make efficient use of the existing transport infrastructure, help reduce the</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</p>	++	<p>The site adjoins the main built up area of Hucknall to the north.</p> <p>There are bus stops on Wighay Road and Annesley Road for the following bus services no. <a href="#">141</a> which runs from</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p></p>	<p>Nottingham to Sutton in Ashfield and <a href="#">The Threes</a> (3A, 3B and 3C) which runs from Nottingham to Mansfield.</p> <p>The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall.</p> <p>There is employment area on Hazelford Way in Newstead village which is within 30 minutes travel time by public transport and has a good connection by public transport (bus service no. 3A).</p> <p>The site has frequent bus services to retail centres in Nottingham, Hucknall and Mansfield. Hucknall town centre is within 30 minutes travel time by public transport and there is frequent bus service (The Threes). The 141 and The Threes buses provide connectively to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p>	
<p><b>9. Brownfield Land</b> To make efficient use of previously developed land</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 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?	?	The Nottingham Urban Area agglomeration zone covers Hucknall.  Uncertain as the impacts may be felt within Hucknall (within Ashfield District Council).	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
<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 not within EA Flood Zones 2 and 3.  There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.  Part of site falls within area of high risk of flooding from surface water (0.76 ha), medium risk of flooding from surface water (1.46 ha) and low risk of flooding from surface water (8.02 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	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?		Site falls within area susceptible to groundwater flooding.	
<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?	--	It is expected that the site would meet the biodiversity net gain requirements.  Part of the site contains a Local Wildlife Site 2/81 Top Wighay Farm Drive and part of Local Wildlife Site 2/82 Joes Wood falls within the site. Site adjoins Local Wildlife Site 5/977 Top Wighay Road Grassland.  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 land so there would not be a loss of open space.	Avoid developing the areas of the site covered by Local Wildlife Sites. Avoid developing in close proximity to the nearby Local Wildlife Site.  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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?			open space is retained and enhanced.  <b>ADD SOMETHING LWSs</b>
<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?	+	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland (ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'.  The Greater Nottingham Growth Options Study (2020) states that G03.1 Land at Top Wighay Farm east and G03.2 Top Wighay Farm west sites are free from major constraints and suitable for development pending further site investigations. The extant allocation at Top Wighay Farm includes some remaining elements that do not benefit from full planning permission. These residual areas remain suitable for development (where development is brought forward in accordance with the guidance in the adopted SPD).  The Landscape and Visual Analysis of Potential Development Sites (2022) states although a large area important landscape elements could be retained and loss	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
			confined to arable land predominantly and with little or no recreational value other than as open land. It is visually contained and has defensible well defined boundaries on all sides.	
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Preferred Approach Heritage Assets Assessment (2022) states:- Annesley Hall, Park and Gardens – There are no clear views from publicly accessible areas of the Park and Garden towards the site due to dense and mature vegetation. Views from the site are limited to the upper parts of vegetation on the edge of the Historic Park.</p> <p>There is no known historic association or function between the site and the historic Park and Garden. However, the introduction of modern built form on the northern and western parts of the site close to the south-east boundary of the Park would result in a moderate impact on its wider setting.</p> <p>Linby Conservation Area – The south eastern boundary of the site is located close to the western edge of the Linby Conservation Area. However, views to and from the eastern part of the site are largely screened by the railway line, existing agricultural buildings and vegetation.</p>	<p>Archaeology – The NCC county archaeologist to be consulted at the allocation stage due to the potential for archaeology and required by condition attached to any planning permission. Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Annesley Hall, Park and Garden – consider the inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site (including along the A611 in this vicinity).</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>However, the surrounding farmlands form part of the immediate historic setting to Linby. The site would result in minor harm to the setting of Linby Conservation Area which derives significance from its agricultural history and surroundings.</p> <p>Archaeology – High potential for archaeology given the discovery of evidence of the remains of a Romano-British settlement in the north western edge of the site.</p>	<p>That a tree lined/wooded buffer at approx. 250m in distance between the railway line and the allocated land be required along the eastern edge of the site to protect the green space in between the village and the site. There are significant concerns that the rural landscape setting of Linby and its conservation area would be harmed. The buffer should also ensure that there is no physical built connection between the northern edge of Hucknall and Linby village.</p>
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources</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> </ul>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good</p>

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>		Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.

### G03.3PA Land at Hayden Lane, Hucknall

#### Site for appraisal:-

- G03.3PA Land at Hayden Lane, Hucknall
  - G03.3 Land at Hayden Lane, Hucknall

Factors	Details
SHLAA reference	G1220.
Size	26.92 ha.
No of dwellings/ estimated employment floorspace	450 homes.
Existing Use	Agricultural land.

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 dwelling capacity on site is 450 homes.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Hucknall town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is <a href="#">Priory Hospital East Midlands</a> (in Annesley) and <a href="#">Whyburn Medical Practice</a> (in Hucknall) in addition to a few other health centres in Hucknall (for example <a href="#">Hucknall Orthopaedic Clinic</a> and <a href="#">The OM Surgery</a>).</p> <p>The site is within 400 metres walking distance of a protected open space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b></p> <p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>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>There is <a href="#">Hayden Lane Post Office</a> within 400 metres of the site. <a href="#">Newstead Children's Centre</a> and <a href="#">Newstead Centre</a> are within 30 minutes travel time by public transport and cycling. <a href="#">Hucknall Library</a> is within 30 minutes travel time by walking and cycling. <a href="#">Hucknall Young People's Centre</a>, <a href="#">The John Godber Community Centre</a> and <a href="#">Papplewick &amp; Linby Village Hall</a> are within 30 minutes travel time by public transport, walking and cycling. There are two schools within 400 metres (<a href="#">Linby cum Papplewick C.E.V.A. Primary School</a> and <a href="#">Papplewick Pre-school</a>).</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Hucknall to the north.</p> <p>There are bus stops on Main Street, Linby and Ethel Avenue for the following bus services no. <a href="#">141</a> which runs from Nottingham to Sutton in Ashfield and <a href="#">The Threes</a> (3A, 3B and 3C) which runs from Nottingham to Mansfield.</p> <p>The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. Hucknall town centre is within 30 minutes travel time by public transport, walking or cycling and there is direct bus service (no. 141).</p> <p>The no.141 bus service provides connectively to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>



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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>?</p>	<p>The Nottingham Urban Area agglomeration zone covers Hucknall.</p> <p>Uncertain as the impacts may be felt within Hucknall (within Ashfield District Council).</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>0</p>	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</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 land 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><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>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland (ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states intact landscape character and rural nature of Hayden lane add value, including recreational value, as a setting for Linby and to a lesser extent Papplewick. Visually contained but potential loss of open land of value.</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><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>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>The Preferred Approach Heritage Assets Assessment (2022) states:- Linby Conservation Area – Linby is a historic village with strong ties to agriculture and the surrounding agricultural fields are an important part of its rural setting. The site is close to the edge of the Conservation Area and located within one of the key views southwards towards Hucknall. Its development would result in a significant urbanisation of the area which would be alien to the rural setting of the Linby Conservation Area and difficult to mitigate. Development here will severely impact the rural character, appearance and setting of Linby village and conservation area leading to con-joining of Hucknall to Linby. Potential major impact.</p> <p>Papplewick Conservation Area – direct views to the Papplewick Conservation Area are screened by vegetation along the B6011, River Leen and existing residential development along Linby Lane on the edge of the Conservation Area. However, development to the north of the site would have an impact on the rural approach to Papplewick Conservation Area and its setting from Linby Lane when approaching from the west. Minor impact.</p>	<p>Development would have a severe impact which could not be mitigated.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>-</p>	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>



**Broad area: G05 Bestwood Village / Redhill Extension(s)**

**G05.1/G05.2PA New Farm, Redhill**

**Site for appraisal:-**

- G05.1/G05.2PA New Farm, Redhill
  - G05.1 Land to the west of the A60, Redhill
  - G05.2 Land to the north of Bestwood Lodge Drive

Factors	Details
SHLAA reference	G1130. Also includes G1158.
Size	213.55 ha.
No of dwellings/ estimated employment floorspace	Up to 1,700 homes/mixed use.
Existing Use	Agricultural land.

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 dwelling capacity on site is up to 1,700 homes.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 local labour agreement would be provided for the construction of houses on site.</p> <p>The site is not located within a deprived area (10% worst area) however it adjoins deprived area (10% worst area) to the south.</p>	Require employment and skills strategy and apprenticeships for local people during construction.
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There are doctor surgeries <a href="#">Arnold Health Centre</a> and <a href="#">Daybrook Medical Practice</a> in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre.</p> <p>The site is within 400 metres walking distance of several protected open spaces including allotments.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><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>	<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>There is <a href="#">Arnold Post Office</a> and <a href="#">Arnold Library</a> within Arnold town centre. The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. <a href="#">Arnold Leisure Centre</a> and <a href="#">Redhill Leisure Centre</a> are within 30 minutes travel time by public transport, walking and cycling to the site. <a href="#">Redhill Young People's Centre</a> and <a href="#">Pond Hills Lane Community Centre</a> are within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (bus service <a href="#">Pronto</a>). There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are <a href="#">Richard Bonington Primary and Nursery School</a>, <a href="#">The Redhill Academy</a> and <a href="#">Arnold Mill Primary and Nursery School</a>.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within a deprived area (10% worst area) however it adjoins deprived area (10% worst area) to the south.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Arnold to the north-west.</p> <p>There are bus stops on Mansfield Road for the following bus services <a href="#">Pronto</a> which runs from Nottingham to Chesterfield via Mansfield and <a href="#">SA Sherwood Arnow</a> which runs from Nottingham to New Ollerton.</p> <p>Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto).</p> <p>There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold.</p> <p>The above bus services provide connectively to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>--</p>	<p>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>Existing Air Quality Management Area located on A60 in Daybrook.</p> <p>The site is likely to impact an area of poor air quality with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water (8.72 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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?	--	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.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Development on site would result in the loss of existing trees and hedgerows.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		No indication at this stage if offsite or onsite open space would be provided.	Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects.
	Will the site involve the loss of existing open space?		Site is adjacent to protected open space to the south east and south west of the site.	
	Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land so there would not be a loss of open space.	

<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>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Papplewick Wooded Estatelands (S PZ 3) and a small portion of the site lies within The Dumbles Rolling Farmland (MN015). For the Papplewick Wooded Estatelands (S PZ 3) the landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. For the Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the Land at New Farm site includes woodland blocks but is otherwise free from major constraints and is suitable for development pending further site investigations. The Red Hill Farm site is extensive, the presence of a gas pipeline and landscape constraints to the north limit the scope for development of the whole site. The south east of the site (adjoining the A60 and Redhill) is free from major constraints and suitable for development pending further site investigations.</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>
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			<p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site comprises arable fields that cross the ridgeline between the main Arnold conurbation and open rural countryside. Landscape condition is good. Areas close to Arnold are less sensitive, contained visually and adjacent to areas allocated for housing. Elsewhere, there are several factors including a medium scenic quality, high perceptual qualities, and a high recreational value that contribute to a medium landscape value. The study area has a high susceptibility to development impacting both the dispersed settlement pattern and open countryside, and having a potential urbanising effect on its surroundings, particularly either side of Lamins Lane. In addition, development of the site will negate the role of landform in screening the Arnold conurbation from the surrounding landscape, which has a deeply rural character. The study area has a high landscape sensitivity to development of the site. There is a high visual value on site - due to its location as the setting of several designations and the screening function of the site's landform. When coupled with a high susceptibility (contributed to by the high visibility of the site), the study area has an overall high visual sensitivity, but less so</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			in the immediate context of the urban edge and taking potential mitigation into account.	

<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>The Preferred Approach Heritage Assets Assessment (2022) states some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. The parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban.</p> <p>The northern part of the site physically “wraps around” the Bestwood Pumping Station site and will change its wider setting. The impact upon Bestwood Lakeside (former Pumping Station) would be significant and result in harm to the setting of the II* Listed Building and grade II Registered Park and Garden.</p>	<p>Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.</p> <p>Papplewick Pumping Station – the site should be reduced considerably such that development only takes place in the south, to minimise impact on Bestwood Pumping Station altogether with a buffer to the west and to increase the buffer to the south of Tophouse Farm. Mature planting to the eastern side of the development on its boundary would help</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
				retain a verdant outlook in the surroundings around the assets.
<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>	<p>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)?</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>The site is classified as grade 2, grade 3, grade 3a and grade 3b agricultural land and other types including the one not surveyed. No information has been given on whether the other and not surveyed site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land.</p>



**Broad area: G06 Calverton Extension**

**G06.1PA Land off Oxton Road**

**Site for appraisal:-**

- G06.1PA Land off Oxton Road
  - G06.1 Land off Oxton Road

Factors	Details
SHLAA reference	G1159 (part) and G1224. (Also includes G35, G665, G921 and G1073)
Size	26.16 ha.
No of dwellings/ estimated employment floorspace	700 homes.
Existing Use	Agricultural land, dwelling and equestrian.

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 dwelling capacity on site is 700 homes.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Calverton.</p> <p>The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is a doctor surgery <a href="#">The Calverton Practice</a> and a pharmacy (<a href="#">Boots</a>) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <p>The site is within 400 metres walking distance of a protected open space and a Local Green Space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b></p> <p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>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>There is <a href="#">Calverton Post Office</a> and <a href="#">Calverton Library</a> within Calverton shopping centre. The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to <a href="#">Calverton Leisure Centre</a>. <a href="#">Calverton Village Hall &amp; Sports Pavilion</a> is within 400 metres walking distance. <a href="#">Calverton Children's Centre</a> and <a href="#">Calverton Core Centre</a> are within 30 minutes travel time by public transport, walking and cycling. There are two primary schools and a secondary school <a href="#">St. Wilfrid's CofE Primary School</a>, <a href="#">Sir John Sherbrooke Junior School</a> and <a href="#">Colonel Frank Seely Academy</a> in Calverton.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site adjoins Calverton village to the north.</p> <p>There are bus stops on Flatts Lane and Seely Avenue for the bus service <a href="#">The Calverton</a> which runs from Nottingham to Calverton.</p> <p>There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site.</p> <p>The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</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>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area located on A60 in Daybrook or Nottingham Urban Area agglomeration zone with increased traffic and congestion on roads towards Nottingham and elsewhere.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (2.24 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space and a Local Green 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 land 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>

<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>+</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the site includes a flood zone in the vicinity of Oxtou Road but is otherwise free from major constraints and is suitable for development pending further site investigations.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however in proximity to the existing urban edge and associated man</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>made elements, and recent development of housing has extended visibility of the settlement and reduced the rural nature and susceptibility of the adjacent land. Consequently, sensitivity to further housing is reduced in spite of the sloping landform. There is increased potential to accommodate further development towards Oxtan Road without impacting on the wider rural character, albeit buffers to Flatts Lane and to a lesser extent, the B6386 would be advisable. Open/recreational land to the south of the site, included along the margin of the existing settlement would link to buffers such as the recreation ground.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>The Preferred Approach Heritage Assets Assessment (2022) states the rural and open setting of Calverton to the northern edge of the village would be significantly eroded and in turn development here would encroach upon the remote rural and open landscape setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of grade II Listed Lodge Farm. The level of impact would be high and there is potential for hidden archaeology in the vicinity of the Scheduled Monument.</p>	<p>The degree and proximity of encroachment on the Scheduled Monument will determine the impact upon the setting of the Scheduled Monument and listed farm's significance. That significance is derived from the remote open and rural character of their surroundings.</p> <p>Should the site be allocated, archaeological impact assessments at development stage should be required and the NCC County Archaeologist consulted at the allocation stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>-</p>	<p>The majority part of the site is classified as grade 3 agricultural land with the remainder of the site contains a dwelling and equestrian. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

**G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane**

**Site for appraisal:-**

- G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane
  - G06.2 Ramsdale Park Golf Course Site A
  - G06.3 Ramsdale Park Golf Course Site B
  - G06.4 Land West between Main Street and Georges Lane, Calverton

Factors	Details
SHLAA reference	G33, G45, G780 and G1156.
Size	130.27 ha.
No of dwellings/ estimated employment floorspace	2,300 homes.
Existing Use	Agricultural land and outdoor recreation.

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 dwelling capacity on site is 2,300 homes.  The site would provide housing which contribute to meeting housing need.	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 majority part of the site is an existing golf course so there would be loss of jobs on a partially occupied site.  It is not known whether 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).	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.  It is not known whether educational buildings and mixed live-work units would be provided on site.	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Calverton.</p> <p>The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is a doctor surgery <a href="#">The Calverton Practice</a> and a pharmacy (<a href="#">Boots</a>) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <p>The site is within 400 metres walking distance of protected open space.</p> <p>The majority of the land is outdoor recreation (golf course) so it would result in a loss of recreational area or accessible blue-green infrastructure. Thus major negative score against the SA objective.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><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>	<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>There is <a href="#">Calverton Post Office</a> and <a href="#">Calverton Library</a> within Calverton shopping centre. The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by public transport, walking and cycling to <a href="#">Calverton Leisure Centre</a>, <a href="#">Calverton Village Hall &amp; Sports Pavilion</a>, <a href="#">Calverton Children's Centre</a> and <a href="#">Calverton Core Centre</a> are within 30 minutes travel time by public transport, walking and cycling. There are two primary schools and a secondary school <a href="#">St. Wilfrid's CofE Primary School</a>, <a href="#">Sir John Sherbrooke Junior School</a> and <a href="#">Colonel Frank Seely Academy</a> in Calverton.</p> <p>The majority of the land is outdoor recreation (golf course) so it would result in a loss of a community facility. Thus major negative score against the SA objective</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>+</p>	<p>The site adjoins Calverton village to the west and southwest, however the connectivity to the west is poor.</p> <p>There are bus stops on Georges Lane and Ollerton Road for the following bus services <a href="#">The Calverton</a> which runs from Nottingham to Calverton and <a href="#">SA Sherwood Arrow</a> which runs from Nottingham to New Ollerton.</p> <p>There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking or cycling.</p> <p>Calverton shopping centre is within 30 minutes travel time by public transport, walking or cycling from the site.</p> <p>The Calverton and SA Sherwood Arrow bus services provide connectivity to existing businesses outside the village such as Arnold and Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>--</p>	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is likely to impact an area of poor air quality with increased traffic and congestion on roads towards Nottingham and elsewhere.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.84 ha), medium risk of flooding from surface water (1.36 ha) and low risk of flooding from surface water (5.32 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Site contains trees protected by Tree Preservation Orders.</p> <p>Development on site would result in the loss of existing trees and hedgerows, especially the trees and vegetation on the existing golf course.</p> <p>Site adjoins a protected open space.</p> <p>The majority part of the site is a protected open space (golf course).</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>Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects.</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>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) the landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. For The Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states Ramsdale Park Golf Centre (i.e. G06.2 Ramsdale Park Golf Course Site A and G06.3 Ramsdale Park Golf Course Site B) include a number of constraints (woodland blocks, water bodies and landscape constraints). However, the northern areas of both submitted sites, where well-related to Calverton, are potentially suitable for development pending further site investigations.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover G06.4 Land West between Main Street and Georges Lane, Calverton.</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>
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			<p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site is currently partially occupied by a golf course on rolling, locally prominent land. It encompasses two Landscape Policy Zones one of poor quality, the other of good quality. Generally, the study area is of medium landscape value albeit with non-characteristic elements with weak landscape structure such as the golf course. Elevated sections of the have an increased susceptibility to development due to landform rising above the main settlement. The landform increases landscape sensitivity to development linked to potential widespread visibility rather than loss of landscape elements. Visually, the site forms a key part of the backdrop to Calverton village and is recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to development on the site and that lower lying areas and the golf course are less sensitive. The most sensitive landscape is along and adjacent to Georges Lane – due to landform and character. This is excluded from the development parcel which is the primary mitigation. The golf course has limited landscape sensitivity, other than</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			where housing buffers the existing village edge.	

<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Preferred Approach Heritage Assets Assessment (2022) states:- Impact – Scheduled Monument. The Scheduled Monument is located within woodland to the east of Calverton Hill House, but there is little visible evidence of any above ground earthworks/structures. Consequently the Scheduled Monument has only a limited physical or visual presence in the wider landscape. The extension of built development into this area of land may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill.</p> <p>Impact – Hollinwood House. The development of the site would result in a major impact on the Listed Building, as the site wraps around the heritage asset. Development of an urban nature so close to and surrounding the Listed Building would have a major impact on its setting in the landscape.</p> <p>Impact – Ramsdale House and Stables. There would be some harm to the setting of Ramsdale House a C18th grade II Listed Farmhouse and stables due to encroachment from the east.</p> <p>The north eastern part of the site is on the edge of the village and visually a parcel of</p>	<p>Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Scheduled Monument mitigate by including a buffer zone at a suitable contour height on its northern side together with suitable landscaping.</p> <p>Hollinwood House – to mitigate impact on the Listed Building a suitable buffer and landscaping should be provided around the heritage asset to prevent urban encroachment on its setting.</p> <p>Ramsdale House – A 65m Landscape buffer to the east of Ramsdale House from the adjacent track together with mature boundary</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>farmland that encloses the settlement. There would be a direct impact on the rural approach to the conservation area from the north west. This approach is significant as it forms the open character area to the south. The south side of the Calverton Conservation Area has a far greater relationship to the open countryside. Therefore, all sites to the south of the Conservation Area have some impact on the Conservations Area's rural character. It is seen from inside the Conservation Area as views of farmland and also acts as the historic link to the agricultural historic core of the village.</p>	<p>landscaping to reinforce the existing line of trees running north/west south east on the golf course would help mitigate impact upon its setting.</p> <p>To mitigate harm to the rural approach in to the village from the north west a land buffer to the west of Main Street of approximately 150m from Main Street along Hollinwood Lane and stretching north west to meet the B6386 to the north could be retained.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>Part of the site is classified as grade 3 agricultural land with the remainder of the site being an outdoor recreation (golf course). No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

**Broad area: G07 Arnold Extension**

**G07.1PA Land at Stockings Farm, Redhill**

**Site for appraisal:-**

- G07.1PA Land at Stockings Farm, Redhill
  - G07.1 Land at Stockings Farm, Redhill

<b>Factors</b>	<b>Details</b>
SHLAA reference	G48 and G462. (NB the SHLAA sites do not comprise the entirety of the reasonable alternative site).
Size	70.00 ha.
No of dwellings/ estimated employment floorspace	Up to 1,700 homes/mixed use.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The dwelling capacity on site is up to 1,700 homes. Part of the site is an existing housing allocation (site H5) for 150 homes in the Part 2 Local Plan (Local Planning Document) and resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.</p> <p>The site is also promoted for mixed use development and it is assumed this would provide at least 500 homes.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	<p>Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 style="text-align: center;">+</p>	<p>If the site is proposed solely for housing development only then no impact.</p> <p>The site is also promoted for mixed use development comprising land for employment purposes and it is not known whether the employment element would provide 500+ jobs.</p> <p>It is not known whether 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). It is noted the 10% worst area is to the west of Calverton Road.</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<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 style="text-align: center;">+</p>	<p>If the site is proposed solely for housing development only then no impact.</p> <p>The site is also promoted for mixed use development comprising land for employment purposes, it is not known whether the employment element covers 5 ha or more or 20,000 sq.m or more.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing town centre in Arnold.</p> <p>The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There are doctor surgeries <a href="#">Arnold Health Centre</a> and <a href="#">Daybrook Medical Practice</a> in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre.</p> <p>The site is within 400 metres walking distance of several protected open spaces including allotments and Local Nature Reserve.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b></p> <p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>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>There is <a href="#">Arnold Post Office</a> and <a href="#">Arnold Library</a> within Arnold town centre. The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. <a href="#">Arnold Leisure Centre</a> and <a href="#">Redhill Leisure Centre</a> are within 30 minutes travel time by public transport, walking or cycling to the site. <a href="#">Pond Hills Lane Community Centre</a> and <a href="#">Redhill Young People's Centre</a> are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are <a href="#">Richard Bonington Primary and Nursery School</a>, <a href="#">The Redhill Academy</a> and <a href="#">Arnold Mill Primary and Nursery School</a>.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area). It is noted the 10% worst area is to the west of Calverton Road.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Arnold to the north-east.</p> <p>There are bus stops on Mansfield Road and Calverton Road for the following bus services <a href="#">Pronto</a> which runs from Nottingham to Chesterfield via Mansfield, <a href="#">SA Sherwood Arrow</a> which runs from Nottingham to New Ollerton and <a href="#">The Calverton</a> which runs from Nottingham to Calverton.</p> <p>Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre.</p> <p>There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold.</p> <p>The Pronto, SA Sherwood Arrow and The Calverton bus services provide connectivity to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>--</p>	<p>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>Existing Air Quality Management Area located on A60 in Daybrook.</p> <p>The site is likely to impact an area of poor air quality with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.94 ha), medium risk of flooding from surface water (1.43 ha) and low risk of flooding from surface water (3.46 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Site adjoins Red Hill Local Nature Reserve and trees protected by Tree Preservation Orders.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected 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 land 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>

<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>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the site is free from major constraints and suitable for development pending further site investigations.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site comprises arable fields that cross and fall from the ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside. Development up to or beyond the ridgeline would urbanise the wider landscape. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. Land to the south of the site,</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>adjacent to the urban edge and adjacent allocated land remains less visible and is of lower sensitivity, if mitigation measures are implemented to reduce wider influence. The more prominent northern extends of the site are highly sensitive to changes in character as a result of development of the site.</p> <p>There is a medium visual value on site and a high susceptibility gained through the role of the site within its setting and the long views afforded of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site and the northern area in particular, which has value as a buffer.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	<p>The Preferred Approach Heritage Assets Assessment (2022) states as a result of the relative distance and local topography, there are no direct visual associations between the site and these Scheduled Monuments, and the development site does not encroach into the open rural setting that these Monuments currently enjoy. It is therefore considered that the development site will not harm the setting or overall significance of the Scheduled Monuments at Fox Wood or Cockpit Hill.</p> <p>Bestwood Pumping Station and associated heritage assets including its Park &amp; Garden are located approx. 450m to the north west with two roads in between. Due to distance and terrain no heritage assets or their settings will be affected.</p>	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction. However it adjoins existing brick pit (MP6b Dorket Head). Paragraph 4.69 of the Minerals Local Plan states the clay from the pit is supplied directly to the brick works adjacent with permitted reserves expected to be sufficient until 2033.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>



## G07.2/G07.3PA Land at Middlebeck Farm, Mapperley

### Site for appraisal:-

- G07.2/G07.3PA Land at Middlebeck Farm, Mapperley
  - G07.2 Land at Middlebeck Farm, Mapperley
  - G07.3 Extension to Land at Middlebeck Farm, Mapperley

Factors	Details
SHLAA reference	G1194 and G1210.
Size	27.56 ha.
No of dwellings/ estimated employment floorspace	840 homes.
Existing Use	Agricultural land.

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 dwelling capacity on site is 840 homes.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing town centre in Arnold and a shopping centre in Mapperley Plains.</p> <p>The site is not within 400 metres of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centres.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There are doctor surgeries <a href="#">Arnold Health Centre</a> and <a href="#">Daybrook Medical Practice</a> in Arnold and <a href="#">Plains View Surgery</a> in Mapperley Plains. The site is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

<p><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>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>+</p>	<p>There is <a href="#">Arnold Post Office</a> and <a href="#">Arnold Library</a> within Arnold town centre. The site is not within 400 metres of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. <a href="#">Arnold Leisure Centre</a> and <a href="#">Redhill Leisure Centre</a> are within 30 minutes travel time by public transport, walking and cycling to the site. <a href="#">Lambley Village Hall</a> and <a href="#">Killisick Children's Centre</a> are within 30 minutes travel time by public transport and cycling. There is direct bus service (bus services no. <a href="#">47</a> and no. <a href="#">56</a>) from the site. <a href="#">Killisick Children's Centre</a> is within 30 minutes walking distance. <a href="#">Eagle's Nest Community Centre</a> is within 30 minutes travel time by public transport (bus services no. <a href="#">56</a> and no. <a href="#">57</a>), walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport and cycling to the site. The nearest ones are <a href="#">Killisick Junior School</a>, <a href="#">Coppice Farm Primary School</a>, <a href="#">Robert Mellors Primary School</a> and <a href="#">Arnold View Primary School</a>.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p>	<p>Ensure community facilities to support the development are provided.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site adjoins the main built up area of Arnold to the east.</p> <p>There are bus stops on Mapperley Plains, Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. <a href="#">19</a> (which runs from Top Valley to Sherwood), no. <a href="#">46</a>, no. <a href="#">47</a> (both run from Nottingham to Woodborough and Lambley), no. <a href="#">56</a> (runs from Nottingham to Arnold) and no. <a href="#">57</a> (which runs from Nottingham to Plains Estate).</p> <p>Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus services from the site to Arnold town centre and Mapperley Plains shopping centre.</p> <p>There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold.</p> <p>The above bus services provide connectively to main built up area of Nottingham (including Arnold and Sherwood).</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>	0	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Site falls within area susceptible to groundwater flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</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 land 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>

<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>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the G07.2 Land at Middlebeck Farm has greater landscape constraints and is potentially unsuitable for development.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover G07.3 Extension to Land at Middlebeck Farm, Mapperley.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states development of the northern section of the site would extend the perceived eastern edge of Arnold/Mapperley and would obstruct an open long range view from Mapperley Plains. The urban edge of Mapperley Plains is predominantly aligned to be set back from the natural ridgeline, and the road which runs along it. Development in the middle/northern section of the site would be highly visible from a wider area to the east. The far southern section of the site is less prominent, more</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>enclosed and is influenced by the derelict farm buildings outside of the site. Overall there is medium visual value and susceptibility and sensitivity for the prominent areas of the site, with lower visual and landscape sensitivity for the southern section. Further analysis of extent of development in the south would be beneficial to define mitigation and the extent of the landscape/visual buffer required to mitigate visual and to a lesser extent landscape effects. A precautionary approach would indicate confining development to the southernmost field. Development into the adjacent field would be prominent and both obstruct and influence long views with mitigation of likely limited benefit.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	The Preferred Approach Heritage Assets Assessment (2022) states none identified.	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

## **Broad area: G09 Carlton Extension**

### **G09.3PA Gedling Colliery/Chase Farm**

#### **Site for appraisal:-**

- G09.3PA Gedling Colliery/Chase Farm
  - G09.3 Gedling Colliery/Chase Farm

<b>Factors</b>	<b>Details</b>
SHLAA reference	G131.
Size	40.75 ha.
No of dwellings/ estimated employment floorspace	Total 965 homes. As at 31 March 2022, 340 homes have been built. 625 homes remaining.  Site has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.
Existing Use	Landfill waste disposal. Now under construction for residential development.

Refer to matrix for scoring criteria.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The site is identified in the Aligned Core Strategy as a strategic location and is currently allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2022, 340 homes have been built.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 style="text-align: center;">+</p>	<p>The site is identified in the Aligned Core Strategy as a strategic location and part the site (5 ha) is currently allocated for employment in the Local Planning Document (site E1). The Employment Land Study (2020) calculates the site area to be 2.45 ha net. The site currently has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.</p> <p>168 jobs based on planning application 2017/1571. No local labour agreement for the site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<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>+</p>	<p>The site currently has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment 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 does not include new educational buildings and mixed live-work units.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Gedling and Mapperleys Plains shopping centres, however it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre.</p> <p>The site has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There are doctor surgeries in Mapperley Plains and on Westdale Lane. There is <a href="#">Plains View Surgery</a>, <a href="#">Unity Surgery</a> and <a href="#">Westdale Lane Surgery</a>.</p> <p>Site is within 400 metres of <a href="#">Gedling Country Park</a>.</p> <p>The current use of the site is landfill waste disposal use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	

<p><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>	<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>There are post offices <a href="#">Woodthorpe Drive Post Office</a> and <a href="#">Carlton Delivery Office</a> and. The nearest library is <a href="#">Mapperley Library</a>. They are within 30 minutes travel time by public transport and cycling to the site and Mapperley Library is within 30 minutes travel time by walking. <a href="#">Carlton Forum Leisure Centre</a> is within 30 minutes travel time by public transport, walking and cycling to the site. <a href="#">Westdale Lane Community Centre</a> and <a href="#">Burton Road Community Centre</a> are within 30 minutes travel time by public transport, walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are <a href="#">Stanhope Primary School</a>, <a href="#">Carlton Digby School</a>, and <a href="#">Westdale Infant School</a>.</p> <p>The site has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery.</p> <p>The site is not within 400 metres of Mapperleys Plains and Gedling shopping centres. The Colliery Way is now built and it is assumed that the site would be within</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>30 minutes travel time by public transport to community facilities.</p> <p>The current use of the site is landfill waste disposal use so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Carlton to the east.</p> <p>There are bus stops on Arnold Lane and Lambley Lane for the following bus services no. <a href="#">44</a>, no. <a href="#">44A</a> (both run from Nottingham to Gedling) and no. <a href="#">L74</a> which runs between Netherfield and Gedling Village from 9:30am to 4pm.</p> <p>The site has outline planning permission for residential development and other uses (2015/1376). This permission includes s106 contributions for public transport improvements.</p> <p>Colwick Industrial Estate employment area is within 30 minutes travel time by public transport and cycling.</p> <p>The site is not within 400 metres of Gedling and Mapperleys Plains shopping centres, however it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre.</p> <p>The bus services provide connectivity to existing businesses within the main built up area of Nottingham (including Carlton).</p>	<p>Considered as part of the planning application process.</p>



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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains and on loop road towards Nottingham.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.51 ha), medium risk of flooding from surface water (1.03 ha) and low risk of flooding from surface water (2.61 ha).</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space (Gedling Country Park).</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 land so there would not be a loss of open space.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 style="text-align: center;">+</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Gedling Colliery Green Space (MN013). The landscape condition is moderate and the character strength of the area is weak. The overall landscape strategy is to 'enhance and restore'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	<p>The Preferred Approach Heritage Assets Assessment (2022) did not cover this site.</p> <p>This site has not been assessed as it has planning permission for residential and employment development.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>-</p>	<p>The current use of the site is landfill waste disposal.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	



**Broad area: G10 Burton Joyce Extension**

**G10.1PA Colwick Loop Road, Burton Joyce**

**Site for appraisal:-**

- G10.1PA Colwick Loop Road, Burton Joyce
  - G10.1 Colwick Loop Road, Burton Joyce

Factors	Details
SHLAA reference	G1222.
Size	24.40 ha.
No of dwellings/ estimated employment floorspace	488 homes based on 20 dph of Policy LPD 33 in the Local Planning Document.
Existing Use	Agricultural land.

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 dwelling capacity on site is 488 homes based on 20 dph of Policy LPD 33 in the Local Planning Document.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Burton Joyce.</p> <p>The site is not within 400 metres of Burton Joyce shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is The Lambley Lane Surgery and The Apple Tree Medical Practice (<a href="#">The Ivy Medical Group</a>) in Burton Joyce. There is a pharmacy (<a href="#">Boots</a>) within Burton Joyce shopping centre. The site is within 30 minutes travel time by public transport, walking or cycling to Burton Joyce shopping centre.</p> <p>The site is within 400 metres walking distance of protected open space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><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>	<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>There is <a href="#">Burton Joyce Library</a> within the Burton Joyce shopping centre. The site is not within 400 metres of Burton Joyce shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is <a href="#">Burton Joyce &amp; Bulcote Village Hall</a> within the village. The closest schools to the site are in Carlton and there are two schools <a href="#">Carlton le Willows Academy</a> and <a href="#">Willow Farm Primary School</a> within 30 minutes travel time by public transport and cycling <a href="#">Carlton le Willows Academy</a>. Willow Farm Primary School is within 30 minutes travel time by walking.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site adjoins the main built up area of Burton Joyce to the south-west.</p> <p>There are bus stops on Nottingham Road for the following bus services no. <a href="#">26</a>, no. <a href="#">26A</a> and no. <a href="#">N26</a> which they all from Nottingham to Southwell.</p> <p>There is no employment area in Burton Joyce. <a href="#">Victoria Retail Park</a> is within 30 minutes travel time by public transport, walking and cycling. There is bus service (<a href="#">26</a>) from the site.</p> <p>Part of the employment area on the Teal Close site, which is on the no. 26 bus route, was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>The site has frequent bus services to retail centres in Nottingham. The bus services provide connectively to existing businesses within the main built up area of Nottingham (including Carlton).</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site is located near the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham.</p> <p>Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rending facility.</p>	<p>Easy pedestrian access to Burton Joyce railway station.</p> <p>Rail service into Nottingham.</p> <p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>--</p>	<p>The site falls within EA Flood Zone 2 (18.08 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Site falls within area susceptible to groundwater flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected 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 land 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>

<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>+</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Stoke Bardolph Village Farmlands (TW PZ 5). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states this site comprises three flat field, bounded by mature/unmanaged hedgerows within it and adjacent to the A612 and by the railway, giving a sense of enclosure and separation both from the floodplain/Trent valley but also from the settlement. The study area has a low landscape value despite its medium landscape and scenic quality, but the site's position as open land between existing settlements increases susceptibility. Overall, the study area has a low medium sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the settlement location and the containment of the site through its boundary vegetation. Overall, the study area is considered to</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			have a low visual sensitivity to development of the site.	
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Preferred Approach Heritage Assets Assessment (2022) states there would be some low level impact to the setting of the grade II Listed Gedling House located to the north east however considerable development including the new Gedling Access Road (known as Colliery Way) has already impacted negatively on the setting of the Gedling House. Avoiding housing to the south west part of the site would help to retain a more open and rural landscape setting to Gedling House.</p>	<p>Leave the south western portion of the site as green space and introduce boundary tree planting along the north and north west borders of the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>-</p>	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

**Broad area: G11 Netherfield Extension**

**G11.1PA Land to east of Teal Close**

**Site for appraisal:-**

- G11.1PA Land to east of Teal Close
  - G11.1 Land to east of Teal Close

Factors	Details
SHLAA reference	G1262.
Size	87.75 ha.
No of dwellings/ estimated employment floorspace	1,110 homes.
Existing Use	Agricultural land.

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 dwelling capacity on site is 1,110 homes.  The site would provide housing which contribute to meeting housing need.	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><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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 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>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<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>	<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>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Netherfield.</p> <p>The site is not within 400 metres of Netherfield shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The adjacent site Teal Close has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is a doctor surgery <a href="#">Netherfield Medical Centre</a> in Netherfield. <a href="#">Victoria Retail Park</a> has a pharmacy (<a href="#">Boots</a>) which is within 30 minutes travel time by public transport, walking and cycling.</p> <p>The adjacent site Teal Close has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800). The proposed ecology park adjoins this site.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><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>	<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 nearest library is <a href="#">Burton Joyce Library</a> which is within 30 minutes travel time of public transport and cycling. <a href="#">Carlton Library</a> is within 30 minutes travel time of public transport and cycling to the site. There are two community centres within 30 minutes travel time of public transport and cycling: <a href="#">St George's Community Centre</a> in Netherfield and <a href="#">Burton Joyce &amp; Bulcote Village Hall</a> in Burton Joyce. St George's Community Centre is within 30 minutes walking distance. The nearest school to the site is <a href="#">Rivendell Flying High Academy</a> built on the adjacent Teal Close site (and opened in September 2022).</p> <p>The adjacent site Teal Close has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	+	<p>The site adjoins main built up area of Carlton including the new development currently under construction (Teal Close) to the west.</p> <p>There are bus stops on Stoke Lane for the bus service <a href="#">L75</a> which runs from Burton Joyce to Netherfield.</p> <p>The adjacent Teal Close site has outline planning permission for residential development, employment uses and other uses (2013/0546). This permission includes s106 contributions for travel plan monitoring and improvements to bus services to ensure that the development is accessible by public transport.</p> <p>Part of the employment area on the adjacent Teal Close site was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p><a href="#">Victoria Retail Park</a> is within 30 minutes travel time by public transport, walking and cycling.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site is located near the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham.</p> <p>Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rendering facility.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>--</p>	<p>The site falls within EA Flood Zones 2 (77.27 ha) and 3 (22.80 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of low risk of flooding from surface water (0.44 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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?	-	It is expected that the site would meet the biodiversity net gain requirements.	Avoid developing in close proximity to the nearby Local Wildlife Sites.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		Site adjoins two Local Wildlife Sites 5/210 Netherfield Dismantled Railway Sidings and 2/379 Netherfield Pits and Netherfield Lagoons Local Nature Reserve. The adjacent site Teal Close has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800). The proposed ecology park adjoins this site.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	Protect and enhance green infrastructure provision.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Site adjoins a protected open space.	Retain where possible and enhance trees and hedgerows within the site.
	Will the site include the provision of on-site or off-site open space?		No indication at this stage if offsite or onsite open space would be provided.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site involve the loss of existing open space?		The current use of the site is agricultural land so there would not be a loss of open space.	
	Will the site improve the underused or undervalued open space?			

<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>+</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Stoke Bardolph Village Farmlands (TW PZ 5) and a small portion of the site lies within the Stoke Lock Meadowlands (TW PZ 51). For the Stoke Bardolph Village Farmlands (TW PZ 5) the landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. For the Stoke Lock Meadowlands (TW PZ 51) the landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p> <p>The Greater Nottingham Growth Options Study (2022) states the site has high potential for strategic growth. It feels like an extension to Nottingham, but the character in and immediately around the site is already affected by the sewage works and recent urban development and the only accesses to the site are from more urban</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>areas (Netherfield and Burton Joyce). There is the potential to connect into Netherfield Lagoons LNR. The River Trent potentially forms a better defensible boundary to the east, which could incorporate a landscape buffer / extension to the nature reserve.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>The Preferred Approach Heritage Assets Assessment (2022) states the north western boundary adjoins the small village of Stoke Bardolph and would be within 0.5 km by road distant from the Grade II Listed Lowes Farmhouse. Other non-designated heritage assets are closer including 22 Stoke Lane which is in close proximity to the site boundary, 27/28 Stoke Lane, 35/37 Stoke Lane, Stoke House and St Lukes Church. The significance of the designated and non-designated heritage assets are farmhouses, workers cottages and church in a small linear village located within a rural setting. There would be harm to the setting of the non- designated heritage assets with Stoke Bardolph and the Grade II Listed Lowes Farmhouse through encroachment to the approach in to Stoke Bardolph from the west.</p> <p>Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact.</p>	<p>That part of the north west field and the northern and north east fields adjacent to St Lukes Way on its south side enclosed by hedgerows and closest to the village of Stoke Bardolph remains undeveloped in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage assets there.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>-</p>	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

## G11.2PA Teal Close

### Site for appraisal:-

- G11.2PA Teal Close
  - G11.2 Teal Close
  - GBC-EMP-07 Teal Close (employment)

Factors	Details
SHLAA reference	G782.
Size	64.69 ha.
No of dwellings/ estimated employment floorspace	Total 807 homes. As at 31 March 2022, 228 homes have been built. 579 homes remaining.  Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). Unit 1 and trade park comprising 7,686 sq. m (trade park element is 4,905 sq. m of B8 and unit 1 is 2,782.4 sq. m for B1, B2 and B8). The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses. Total 10,312 sq. m.
Existing Use	Agricultural land. Now under construction for residential and employment uses.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The site is currently allocated for 830 homes and employment use in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2022, 228 homes have been built.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<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>+</p>	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for employment uses (up to 18,000 square metres), residential development and other uses (2013/0546).</p> <p>472 jobs based information provided on outline planning permission 2013/0456.</p> <p>Part of the employment area (3.4 ha) was built in September 2014 (reserved matters 2019/0614). Unit 1 and trade park comprising 7,686 sq. m (trade park element is 4,905 sq. m of B8 and unit 1 is 2,782.4 sq. m for B1, B2 and B8). New jobs have been created for unit 1 and trade park. The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses. Total 10,312 sq. m.</p> <p>No local labour agreement for the site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<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>++</p>	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for employment uses (6.45 ha), residential development and other uses (2013/0546).</p> <p>Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site includes a new primary school (2019/0131) and does not include mixed live-work units.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for retail centre, employment uses, residential development and other uses (2013/0546).</p> <p>The site is not within 400 metres of Netherfield shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>There is a doctor surgery <a href="#">Netherfield Medical Centre</a> in Netherfield. <a href="#">Victoria Retail Park</a> has a pharmacy (<a href="#">Boots</a>) which is within 30 minutes travel time by public transport, walking and cycling.</p> <p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800).</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b></p> <p>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>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 nearest library is <a href="#">Burton Joyce Library</a> which is within 30 minutes travel time of public transport and cycling. <a href="#">Carlton Library</a> is within 30 minutes travel time of public transport and cycling to the site. There are two community centres within 30 minutes travel time of public transport and cycling: <a href="#">St George's Community Centre</a> in Netherfield and <a href="#">Burton Joyce &amp; Bulcote Village Hall</a> in Burton Joyce. St George's Community Centre is within 30 minutes walking distance. A new school <a href="#">Rivendell Flying High Academy</a> is now built on site (and opened in September 2022).</p> <p>The site has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins main built up area of Carlton.</p> <p>There are bus stops on Stoke Lane for the bus service <a href="#">L75</a> which runs from Burton Joyce to Netherfield.</p> <p>The site has outline planning permission for residential development, employment uses and other uses (2013/0546). This permission includes s106 contributions for travel plan monitoring and improvements to bus services to ensure that the development is accessible by public transport.</p> <p>Part of the employment area on site was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p><a href="#">Victoria Retail Park</a> is within 30 minutes travel time by public transport, walking and cycling.</p>	<p>Considered as part of the planning application process.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>The site is located near the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham.</p> <p>Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rending facility.</p>	<p>Considered as part of the planning application process.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 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>--</p>	<p>The site falls within EA Flood Zones 2 (52.80 ha) and 3 (17.81 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.10 ha), medium risk of flooding from surface water (0.18 ha) and low risk of flooding from surface water (1.46 ha).</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>The site has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800).</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 land so there would not be a loss of open space.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>+</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Stoke Bardolph Village Farmlands (TW PZ 5). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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 opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	<p>The Heritage Assessment (2022) did not cover this site.</p> <p>This site has not been assessed as it has planning permission for residential and employment development.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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>	<p>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)?</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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	