

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:
 - o G01 Ravenshead Extension
 - G02 Newstead Extension
 - o G03 North of Hucknall
 - G04 North of Burntstump
 - G05 Bestwood Village / Redhill Extension(s)
 - o G06 Calverton Extension
 - o G07 Arnold Extension
 - o G08 Woodborough Extension
 - o 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 <u>green</u> are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.

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

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

Sites for housing/mixed use development

Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change 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	Is this a realistic option?
		no.	
		dwellings	
G01.1PA	Silverland Farm,	286 dwellings	As it is close to but not immediately adjacent to the key settlement of
	Ricket Lane Site A		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,	1,033	Yes. Site is adjacent to the key settlement of Ravenshead and is of scale
	Ricket Lane Site B	dwellings	for strategic growth.
G01.3PA	Kighill Equestrian	Up to 301	As it is close to but not immediately adjacent to the key settlement of
	Centre (site A)	dwellings/	Ravenshead and adjoins sites G01.4PA. However together with site
		mixed use	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	Up to 140	As it is close to but not immediately adjacent to the key settlement of
	Centre (site B)	dwellings/	Ravenshead and adjoins sites G01.3PA. However together with site
		mixed use	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	50 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a
	Field, Ravenshead		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	150 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a
	Farm, Ravenshead		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	Is this a realistic option?
		no. dwellings	
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	Is this a realistic option?
		no. dwellings	
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.	Is this a realistic option?
		dwellings	
G06.1PA	Land off Oxton 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	Is this a realistic option?
		no. dwellings	
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	Is this a realistic option?
		no. dwellings	
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.	Is this a realistic option?
		dwellings	
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	Is this a realistic option?
		no. dwellings	
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	Is this a realistic option?
		no.	
		dwellings	
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	488 dwellings based on 20	Yes. Site is adjacent to the key settlement of Burton Joyce and is of scale for strategic growth.
	Joyce	dph	
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	Is this a realistic option?
		no.	
		dwellings	
G11.1PA	Land to east of	1,110	Yes. Site is adjacent to the main built up area of Carlton, adjoins an existing
	Teal Close	dwellings	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).

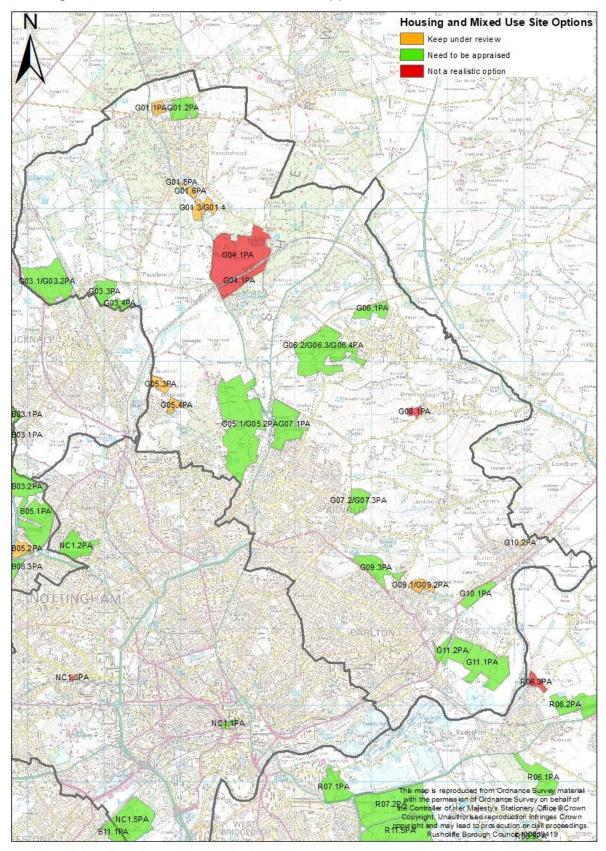
Other sites

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.



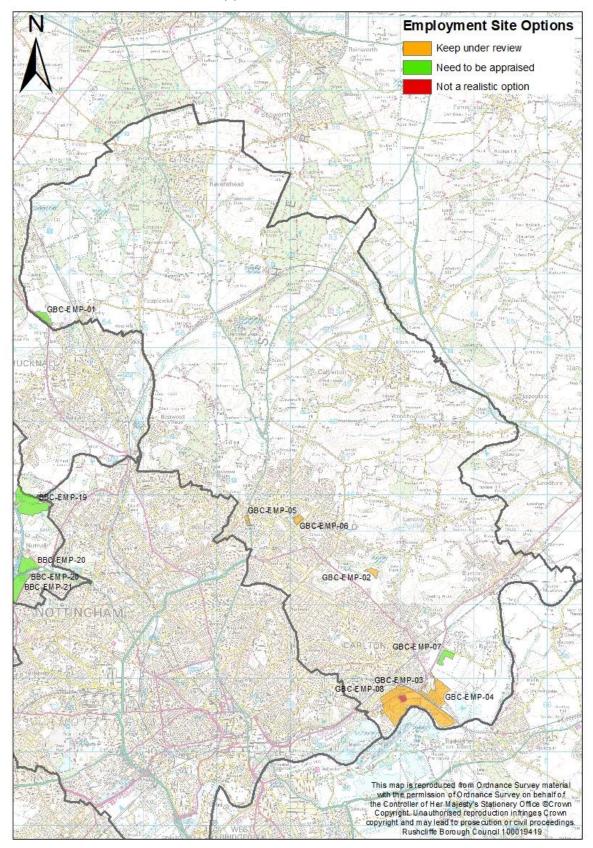
Sites for employment development

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site assessments on reasonable alternatives

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	700 homes based on 20 dph in accordance with Policy LPD 33 of Local Planning
employment floorspace	Document.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 700 homes	Ensure development
To ensure that	housing?		based on 20 dph in accordance with Policy	includes a range of
the housing stock			LPD 33 of Local Planning Document.	house types and
meets the	Will it meet the housing			tenures (including
housing needs,	need?		The site would provide housing which	affordable housing) to
including gypsies,			contribute to meeting housing need.	meet housing need.
travellers and				
travelling				
showpeople.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. 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	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	 deprived area (10% worst area). 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
4. Shopping	Is the site allocated for	+	The site is not proposed for town centres	Ensure development
Centres	town centre uses or mixed		uses or mixed use and does not fall within	enhances connectivity
Increase the	use in the shopping		an existing shopping centre in Ravenshead.	with existing shopping
vitality and	centre?			centre.
viability of			The site is not within 400 metres of	
existing shopping	Is the site within 400		Ravenshead shopping centre, however it is	
centres.	metres of a shopping		within 30 minutes travel time by public	
	centre e.g. city centre,		transport, walking and cycling to the centre.	
	district centre or local			
	centre?		There would be no loss of a town centre	
			use or mixed use.	
	Will the site result in a loss			
	of town centre use or			
	mixed use in a shopping			
	centre?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and	Is the site within 30	+	There is no doctor surgery in Ravenshead.	Ensure development
Well-Being	minutes travel time of a		The nearest GP surgery Abbey Medical	enhances connections
To improve	health facility?		Group (in Blidworth) is within 30 minutes	into nearby recreational
health and well-			travel time by public transport and cycling.	area or accessible blue-
being and reduce	Is the site within 400		There is direct bus service from the site to	green infrastructure.
health	metres walking distance of		the doctor surgery (bus service no. <u>141</u>).	
inequalities.	a recreational area or		There is Manor Pharmacy and Ravenshead	
	accessible blue-green		Dental Practice (which is on the first floor	
	infrastructure e.g. country		directly above Manor Pharmacy) within	
	parks, open spaces,		Ravenshead shopping centre. The site is	
	playing fields, allotments,		not within 400 metres of Ravenshead	
	watercourses?		shopping centre, however it is within 30	
			minutes travel time by public transport,	
	Will the site result in a loss		walking and cycling to the centre.	
	of recreational area or			
	accessible blue-green		The site is within 400 metres walking	
	infrastructure e.g. country		distance to protected open space within	
	parks, open spaces,		Ravenshead.	
	playing fields, allotments,			
	watercourses?		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.	
6. Community	Will the site be designed to	?	Uncertain as the impact of development	Ensure policies in the
Safety	contribute to a safe secure		upon crime is dependent upon design and	Local Plan in general
To improve	built environment through		a series of secondary factors not related to	promote a safe secure
community	designing out crime?		site allocation.	environment for new
safety, reduce				development.
crime and the				
fear of crime.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5A objectives 7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility?	+	CommentaryThere is Ravenshead Post Office and Ravenshead Library 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. Ravenshead Leisure Centre 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. Ravenshead Village Hall, 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 (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.The current use of the site is agricultural land so it would not lead to the loss of a community facility.The site is not located within or adjoining a deprived area (10% worst area).	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	 The site adjoins Ravenshead to the north. There are bus stops on Main Street for the following bus services no. <u>141</u> and no. <u>445A</u>. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. There is no employment area in the village however the no. 141 bus service provides connectively to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield. 	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?		The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution	Is site within the	-	The site is not within the Nottingham Urban	Ensure development
and Air Quality	Nottingham Urban Area		Area agglomeration zone.	includes measures to
To manage air	agglomeration zone?			reduce travel by car, by
quality and			Existing Air Quality Management Area	providing safe and
minimise the risk	Will the site cause		located on A60 in Daybrook.	secure active travel
posed by air,	additional harm to an			opportunities, access to
noise and other	existing Air Quality		The site will impinge on an existing Air	public transport and
types of pollution.	Management Area?		Quality Management Area or Nottingham	provision of EV
			Urban Area agglomeration zone with	infrastructure (including
	Is it likely to create a new		increased traffic and congestion on A60	private and public car
	Air Quality Management		towards Nottingham.	changing points).
	Area?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is 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 (0.32 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.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity	-	It is expected that the site would meet the	Requirement for at least
Environment,	net gain requirements?		biodiversity net gain requirements.	10% biodiversity net
Biodiversity and				gain, with on-site
Blue-Green	Will it result in a loss of all		The site does not fall within and not	provision a priority as it
Infrastructure	or part of or impact on a		adjacent to a designated site of nature	is a greenfield site.
To increase	designated site of nature		conservation interest.	
biodiversity levels	conservation interest?		Development on eite wordel gewilt in the	Protect and enhance
and protect and	le the site adjacent to a		Development on site would result in the	green infrastructure
enhance blue-	Is the site adjacent to a designated site of nature		loss of existing trees and hedgerows.	provision.
green infrastructure and	conservation interest?		No indication at this stage if offsite or onsite	Retain where possible
the natural	conservation interest!		open space would be provided.	and enhance trees and
environment.	Will it involve the loss of		open space would be provided.	hedgerows within the
environment.	existing habitats or trees/		The current use of the site is agricultural	site.
	hedgerows/woodland or		land so there would not be a loss of open	510.
	loss of connectivity?		space.	Ensure onsite and
				where possible off site
	Will the site include the			open space is retained
	provision of on-site or off-			and enhanced.
	site open space?			
	Will the site involve the			
	loss of existing open			
	space?			
	Will the site improve the			
	underused or undervalued			
	open space?			
14. Landscape	Will it have an adverse	-	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is within the Papplewick Wooded	supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape			Estatelands (S PZ 3). The landscape	appropriate landscape
character.	Will it conserve, enhance		condition is good and the landscape	character assessments
	or restore the features and		sensitivity of the area is moderate. The	and design and access
	characteristics of the		overall landscape strategy is to 'conserve	statements specifically
	landscape in the present		and reinforce'.	address landscape
	form?			impacts.
			The Greater Nottingham Growth Options	
	Will it create a new		Study (2020) states that the site is suitable	Ensure development
	landscape character?		for development pending further	retains and utilises
			investigations (which should consider	existing landscape
			landscape impacts and proximity to the	features and
			ppSPA Sherwood Forest).	incorporates blue-green
				infrastructure, sensitive
			The Landscape and Visual Analysis of	design and layouts to
			Potential Development Sites (2022) states	reduce visual intrusion
			the site is a sloping series of fields on the	upon the landscape.
			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 extents 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	
1			to ravenshead, as well as the relatively	

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
15. Built and	Will it result in	-	The Preferred Approach Heritage Assets	To mitigate any
Historic	development that is		Assessment (2022) states Fountain Dale	potential harm to the
Environment	sympathetic to its		moat is a well-preserved example of a	setting of this
To protect and	surrounding in terms of		small residential moat with documented	Scheduled Monument,
enhance the	design, layout and scale?		historical associations. It has suffered little	any future development
townscape			disturbance since it was abandoned, and	on the Silverland Farm
character and	Will it result in a loss of or		so the buried remains of medieval buildings	site should be restricted
enhancing the	harm the significance of		and structures will survive throughout. This	to the southern parts of
place through	designated or non-		Scheduled Monument is a moat which	the site to provide a
good design. To	designated heritage		includes a roughly rectangular island	suitable undeveloped
conserve	asset(s) or its setting?		measuring 48m x 35m surrounded by a	buffer zone between
designated and	Will it enhance or better		12m wide ditch which is in turn enclosed by	the development site
non-designated	reveal the significance of		substantial outer bank measuring 1m high	and the ridge line. It is
heritage assets	the heritage asset?		and 2m wide. The ditch is steep sided and	recommended that built
and their setting	the helitage asset:		is 2m deep to the island or 3m deep to the	form housing should be
and provide	Will it promote heritage		bank. The north-east corner of the moat is	no closer than a
better	based tourism or heritage		crossed by a 14m wide causeway. Setting	minimum of 1000m in
opportunities for	led regeneration?		is the surroundings in which the asset is	distance.
people to enjoy			experienced.	
culture and	Will it lead to the adaptive		lasa a st. Data stielle autor die a develanae est.	
heritage.	reuse of a heritage asset?		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.	
			ວບແມ່ນ.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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)

Factors	Details
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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 1,600	Ensure development
To ensure that	housing?		homes. Part of the site contains the existing	includes a range of
the housing stock			strategic site in the Part 1 Local Plan	house types and
meets the	Will it meet the housing		(Aligned Core Strategy) excluding the 38	tenures (including
housing needs,	need?		homes already built. The remainder of the	affordable housing) to
including gypsies,			strategic site currently has outline planning	meet housing need.
travellers and			permission for 805 homes and mixed use	
travelling			development (2020/0050).	
showpeople.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
-			The site would provide housing which	
			contribute to meeting housing need.	
2. Employment	Will the site provide jobs?	++	Part of site has existing outline planning	Require employment
and Jobs			permission for mixed use development	and skills strategy and
To create	Will the site provide job		comprising land for employment purposes	apprenticeships for
employment	opportunities for		(2020/0050).	local people during
opportunities.	unemployed people?			construction.
	Will the site provide pour		664 jobs based on planning application	
	Will the site provide new job opportunities in areas		supporting economic assessment (2020/0050). A Section 106 Agreement	
	of deprivation?		dated 25 March 2022 includes an	
			Employment and Skills Plan (local labour	
			agreement)	
			agi comoniy	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	
3. Economic	Is the site allocated for	++	Part of site has existing outline planning	
Structure and	employment, retail or		permission for mixed use development	
Innovation	mixed use?		comprising land for employment purposes	
To provide the			(6.5 ha) (2020/0050).	
physical	Is the site allocated for		The development of the eiter would not	
conditions for a modern	specific employment uses e.g. office-based?		The development of the site would not result in the loss of employment, retail or	
economic	e.g. once-based?		mixed-use land.	
structure	Will the site involve the			
including	loss of employment, retail		It is not known whether educational	
infrastructure to	or mixed use land?		buildings and mixed live-work units would	
support the use			be provided on site.	
of new	Is the site for new			
technologies.	educational buildings?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for			
	mixed live-work units?			
4. Shopping	Is the site allocated for	+	The site is not within 400 metres of	Ensure development
Centres	town centre uses or mixed		Hucknall town centre (within Ashfield	enhances connectivity
Increase the	use in the shopping		District Council), however it is within 30	with new local centre.
vitality and viability of	centre?		minutes travel time by public transport, walking and cycling to the centre.	
existing shopping	Is the site within 400			
centres.	metres of a shopping		The site has outline consent (2020/0050)	
	centre e.g. city centre,		for a local centre. Paragraph 3.2 of the	
	district centre or local		Planning Committee report for the	
	centre?		2020/0050 application states "The local	
			centre is identified as having local	
	Will the site result in a loss		convenience stores, a pub/restaurant, a	
	of town centre use or		day nursery and small scale offices, which	
	mixed use in a shopping centre?		will serve local residents of the site".	
			There would be no loss of a town centre	
			use or mixed use.	
5. Health and	Is the site within 30	+	There is no doctor surgery within 400	Ensure development
Well-Being	minutes travel time of a		metres of the site. There are medical	enhances connections
To improve	health facility?		services within 30 minutes travel time by	into nearby recreational
health and well-			public transport, walking and cycling in	area or accessible blue-
being and reduce	Is the site within 400		Hucknall and Annesley. There is Priory	green infrastructure.
health	metres walking distance of		Hospital East Midlands (in Annesley) and	
inequalities.	a recreational area or		Whyburn Medical Practice (in Hucknall) in	
	accessible blue-green		addition to a few other health centres in	
	infrastructure e.g. country		Hucknall (for example <u>Hucknall</u> Orthonaodic Clinic and The OM Surgery)	
	parks, open spaces, playing fields, allotments,		Orthopaedic Clinic and The OM Surgery).	
	watercourses?			

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?		The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. 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". 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.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is <u>Hayden Lane Post Office</u> within 30 minutes travel time by public transport, walking and cycling. <u>Newstead Children's</u> <u>Centre</u> and <u>Newstead Centre</u> are within 30 minutes travel time by public transport, walking and cycling. <u>The John Godber</u> <u>Community Centre</u> , <u>St Johns Community</u> <u>Hall</u> and <u>Papplewick & Linby Village Hall</u>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
inclusion and to	Will the site result in a loss		are within 30 minutes travel time by public	
close the gap	of a community facility?		transport, walking and cycling. Hucknall	
between the most			Library is within 30 minutes travel time by	
deprived areas	Is the site located in or		walking and cycling. Schools are within	
within the plan	adjoining a deprived area?		Linby village (Linby cum Papplewick	
area.			C.E.V.A. Primary School) and Hucknall (the	
			National School, National Church of	
			England Academy & Hillside Primary and	
			Nursery School).	
			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".	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	
8. Transport	Is the site accessible by	++	The site adjoins the main built up area of	Major public transport
To make efficient	public transport?		Hucknall to the north.	improvements.
use of the				
existing transport	Is the site located in or		There are bus stops on Wighay Road and	Ensure connectivity to
infrastructure,	adjoining the main built up		Annesley Road for the following bus	the site by non-car
help reduce the	area and has direct		services no. 141 which runs from	modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Nottingham to Sutton in Ashfield and <u>The</u> <u>Threes</u> (3A, 3B and 3C) which runs from Nottingham to Mansfield. The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. 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). 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.	
9. Brownfield Land To make efficient use of previously developed land	Is the site a brownfield site?		The site is greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	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).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	-	The site is 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 (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.	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	 Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off- site open space? Will the site involve the loss of existing open space? 		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. ADD SOMETHING LWSs
14. Landscape To protect and enhance the landscape character.	 Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character? 	+	The 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.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	 Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset? 	-	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. 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. 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.	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. 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).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			However, the surrounding farmlands form	That a tree
			part of the immediate historic setting to	lined/wooded buffer at
			Linby. The site would result in minor harm	approx. 250m in
			to the setting of Linby Conservation Area	distance between the
			which derives significance from its	railway line and the
			agricultural history and surroundings.	allocated land be
				required along the
			Archaeology – High potential for	eastern edge of the site
			archaeology given the discovery of	to protect the green
			evidence of the remains of a Romano-	space in between the
			British settlement in the north western edge	village and the site.
			of 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.
16. Natural	Is the site on high grade	-	The site is classified as grade 3 agricultural	Further assessment
Resources and	agricultural land:-		land. No information has been given on	required to establish
Waste	- Grade 1 (excellent)		whether the site is best and most versatile	whether site is 3a or 3b.
Management	- Grade 2 (very good)		land i.e. grade 3a.	Ensure development
To prudently	- Grade 3a (good)			avoids areas that are
manage the	- Grade 3b (moderate)		Development on site would likely increase	classified as good
natural resources	- Grade 4 (poor)		household and commercial waste per head.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
of the area including soils, safeguarding minerals and waste.	 Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted? 		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	450 homes.
employment floorspace	
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	+	The dwelling capacity on site is 450 homes.	Ensure development
To ensure that	housing?			includes a range of
the housing stock			The site would provide housing which	house types and
meets the	Will it meet the housing		contribute to meeting housing need.	tenures (including
housing needs,	need?			affordable housing) to
including gypsies,				meet housing need.
travellers and				C
travelling				
showpeople.				

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There 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 <u>Priory</u> <u>Hospital East Midlands</u> (in Annesley) and <u>Whyburn Medical Practice</u> (in Hucknall) in addition to a few other health centres in Hucknall (for example <u>Hucknall</u> <u>Orthopaedic Clinic</u> and <u>The OM Surgery</u>). The site is within 400 metres walking distance of a protected open space. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community	Score ++	 The site adjoins the main built up area of Hucknall to the north. There are bus stops on Main Street, Linby and Ethel Avenue for the following bus services no. <u>141</u> which runs from Nottingham to Sutton in Ashfield and <u>The Threes</u> (3A, 3B and 3C) which runs from Nottingham to Mansfield. The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and 	MitigationMajor public transportimprovements.Ensure connectivity tothe site by non-carmodes.
accessibility.	facilities, schools, retail centres and employment areas?		 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). 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. 	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. PollutionIand Air QualityITo manage airaquality andaminimise the riskNposed by air,anoise and otheratypes of pollution.I	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	?	Commentary 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).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	0	 The site is 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. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding. 	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questions 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?	-	Commentary It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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.	MitigationRequirement for at least10% biodiversity netgain, with on-siteprovision a priority as itis a greenfield site.Protect and enhancegreen infrastructureprovision.Retain where possibleand enhance trees andhedgerows within thesite.Ensure onsite andwhere possible off siteopen space is retainedand enhanced.
	Will the site improve the underused or undervalued open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	-	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is within the Linby Wooded Farmland	supported by
landscape			(ML017). The landscape condition is	appropriate landscape
character.	Will it conserve, enhance		moderate and the character strength of the	character assessments
	or restore the features and		area is moderate. The overall landscape	and design and access
	characteristics of the		strategy is to 'enhance'.	statements specifically
	landscape in the present			address landscape
	form?		The Greater Nottingham Growth Options	impacts.
			Study (2020) did not cover this site.	
	Will it create a new			Ensure development
	landscape character?		The Landscape and Visual Analysis of	retains and utilises
			Potential Development Sites (2022) states	existing landscape
			intact landscape character and rural nature	features and
			of Hayden lane add value, including	incorporates blue-green
			recreational value, as a setting for Linby	infrastructure, sensitive
			and to a lesser extent Papplewick. Visually	design and layouts to
			contained but potential loss of open land of	reduce visual intrusion
			value.	upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and	Will it result in		The Preferred Approach Heritage Assets	Development would
Historic	development that is		Assessment (2022) states:-	have a severe impact
Environment	sympathetic to its		Linby Conservation Area – Linby is a	which could not be
To protect and	surrounding in terms of		historic village with strong ties to agriculture	mitigated.
enhance the	design, layout and scale?		and the surrounding agricultural fields are	
townscape	Will it result in a loss of or		an important part of its rural setting. The	
character and	harm the significance of		site is close to the edge of the Conservation	
enhancing the	designated or non-		Area and located within one of the key views southwards towards Hucknall. Its	
place through good design. To	designated heritage		development would result in a significant	
conserve	asset(s) or its setting?		urbanisation of the area which would be	
designated and	3		alien to the rural setting of the Linby	
non-designated	Will it enhance or better		Conservation Area and difficult to mitigate.	
heritage assets	reveal the significance of		Development here will severely impact the	
and their setting	the heritage asset?		rural character, appearance and setting of	
and provide	Will it promote heritage		Linby village and conservation area leading	
better	based tourism or heritage		to con-joining of Hucknall to Linby. Potential	
opportunities for	led regeneration?		major impact.	
people to enjoy culture and			Papplowick Conservation Area direct	
heritage.	Will it lead to the adaptive		Papplewick Conservation Area – direct views to the Papplewick Conservation Area	
nemaye.	reuse of a heritage asset?		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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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
 - o G05.1 Land to the west of the A60, Redhill
 - o 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	Up to 1,700 homes/mixed use.
employment floorspace	
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is up to 1,700	Ensure development
To ensure that	housing?		homes.	includes a range of
the housing stock				house types and
meets the	Will it meet the housing		The site would provide housing which	tenures (including
housing needs,	need?		contribute to meeting housing need.	affordable housing) to
including gypsies,				meet housing need.
travellers and				
travelling				
showpeople.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within a deprived area (10% worst area) however it adjoins deprived area (10% worst area) to the south.	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not 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
4. Shopping	Is the site allocated for	+	The site is not proposed for town centres	Ensure development
Centres	town centre uses or mixed		uses or mixed use and does not fall within	enhances connectivity
Increase the	use in the shopping		an existing shopping centre.	with existing shopping
vitality and	centre?			centre.
viability of			The site is not within 400 metres of Arnold	
existing shopping	Is the site within 400		town centre, however it is within 30 minutes	
centres.	metres of a shopping		travel time by public transport, walking and	
	centre e.g. city centre,		cycling to the centre.	
	district centre or local			
	centre?		There would be no loss of a town centre	
			use or mixed use.	
	Will the site result in a loss			
	of town centre use or			
	mixed use in a shopping			
	centre?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There are doctor surgeries <u>Arnold Health</u> <u>Centre</u> and <u>Daybrook Medical Practice</u> in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre. The site is within 400 metres walking distance of several protected open spaces including allotments. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	There is Arnold Post Office and Arnold	Ensure community
Inclusion	metres walking distance of		Library within Arnold town centre. The site	facilities to support the
To promote and	community facilities e.g.		is not within 400 metres of Arnold town	development are
support the	post office, community		centre, however it is within 30 minutes	provided.
development and	centres, leisure centres,		travel time by public transport, walking and	
growth of social	libraries, schools etc.?		cycling to the centre. <u>Arnold Leisure Centre</u>	
capital and to			and <u>Redhill Leisure Centre</u> are within 30	
improve social	Will the site result in a loss		minutes travel time by public transport,	
inclusion and to	of a community facility?		walking and cycling to the site. Redhill	
close the gap			Young People's Centre and Pond Hills	
between the most			Lane Community Centre are within 30	
deprived areas	adjoining a deprived area?		minutes travel time by public transport,	
within the plan			walking and cycling and there is direct bus	
area.			service (bus service <u>Pronto</u>). There are	
			primary and secondary schools within 30	
			minutes travel time by public transport,	
			walking and cycling to the site. The nearest	
			ones are <u>Richard Bonington Primary and</u>	
			Nursery School, The Redhill Academy and	
			Arnold Mill Primary and Nursery School.	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	
			The site is not located within a deprived	
			area (10% worst area) however it adjoins	
			deprived area (10% worst area) to the	
			south.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport	Is the site accessible by	++	The site adjoins the main built up area of	Major public transport
To make efficient	public transport?		Arnold to the north-west.	improvements.
use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		 There are bus stops on Mansfield Road for the following bus services <u>Pronto</u> which runs from Nottingham to Chesterfield via Mansfield and <u>SA Sherwood Arrnow</u> which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto). 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. The above bus services provide connectively to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield. 	Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution	Is site within the		The site adjoins the Nottingham Urban	Major public transport
and Air Quality	Nottingham Urban Area		Area agglomeration zone.	improvements.
To manage air	agglomeration zone?			
quality and			Existing Air Quality Management Area	Ensure development
minimise the risk	Will the site cause		located on A60 in Daybrook.	includes measures to
posed by air,	additional harm to an			reduce travel by car, by
noise and other	existing Air Quality		The site is likely to impact an area of poor	providing safe and
types of pollution.	Management Area?		air quality with increased traffic and	secure active travel
			congestion on A60 towards Nottingham.	opportunities, access to
	Is it likely to create a new			public transport and
	Air Quality Management			provision of EV
	Area?			infrastructure (including
				private and public car
				changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 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.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity		It is expected that the site would meet the	Requirement for at least
Environment,	net gain requirements?		biodiversity net gain requirements.	10% biodiversity net
Biodiversity and				gain, with on-site
Blue-Green	Will it result in a loss of all		The site does not fall within and not	provision a priority as it
Infrastructure	or part of or impact on a		adjacent to a designated site of nature	is a greenfield site.
To increase	designated site of nature		conservation interest.	
biodiversity levels	conservation interest?			Protect and enhance
and protect and			Site contains trees protected by Tree	green infrastructure
enhance blue-	Is the site adjacent to a		Preservation Orders. Site is adjacent to	provision.
green	designated site of nature		trees protected by Tree Preservation	
infrastructure and	conservation interest?		Orders.	Retain where possible
the natural				and enhance trees and
environment.	Will it involve the loss of		Development on site would result in the	hedgerows within the
	existing habitats or trees/		loss of existing trees and hedgerows.	site.
	hedgerows/woodland or			
	loss of connectivity?		No indication at this stage if offsite or onsite	Ensure onsite and
	Will the site include the		open space would be provided.	where possible off site
				open space is retained
	provision of on-site or off-		Site is adjacent to protected open space to	and enhanced.
	site open space?		the south east and south west of the site.	
	Will the site involve the			Trees protected by Tree
	loss of existing open		The current use of the site is agricultural	Preservation Orders
	space?		land so there would not be a loss of open	should be retained
			space.	within proposal and
	Will the site improve the			protected during
	underused or undervalued			construction to
	open space?			avoid/minimise any
	-L			adverse effects.

14. Landscape To protect and enhance the landscape character.Will it have an adverse impact on local landscape character?Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?Will it create a new landscape character?	 The 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'. 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. 	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.
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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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			in the immediate context of the urban edge	
			and taking potential mitigation into account.	

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	 Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset? 		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. 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.	Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated. Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. 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
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
				retain a verdant outlook in the surroundings around the assets.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?		The site is classified as grade 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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	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.

Broad area: G06 Calverton Extension

G06.1PA Land off Oxton Road

Site for appraisal:-

- G06.1PA Land off Oxton Road
 - o 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	700 homes.
employment floorspace	
Existing Use	Agricultural land, dwelling and equestrian.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 700 homes.	Ensure development
To ensure that	housing?			includes a range of
the housing stock			The site would provide housing which	house types and
meets the	Will it meet the housing		contribute to meeting housing need.	tenures (including
housing needs,	need?			affordable housing) to
including gypsies,				meet housing need.
travellers and				
travelling				
showpeople.				

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery <u>The Calverton</u> <u>Practice</u> and a pharmacy (<u>Boots</u>) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within 400 metres walking distance of a protected open space and a Local Green Space. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport	Is the site accessible by	++	The site adjoins Calverton village to the	Major public transport
To make efficient	public transport?		north.	improvements.
use of the			These are have store an Elette Lang and	
existing transport	Is the site located in or		There are bus stops on Flatts Lane and	Ensure connectivity to
infrastructure, help reduce the	adjoining the main built up area and has direct		Seely Avenue for the bus service <u>The</u> <u>Calverton</u> which runs from Nottingham to	the site by non-car modes.
need to travel by	route(s) from the site to		Calverton.	modes.
car, improve	existing businesses and			
accessibility to	shopping centres?		There are two employment areas in the	
jobs and services			village (Hillcrest Park and Former Calverton	
for all and to	Is the site within 30		Colliery) within 30 minutes travel time by	
improve travel	minutes public transport		public transport, walking and cycling.	
choice and	time of community			
accessibility.	facilities, schools, retail		Calverton shopping centre is within 30	
	centres and employment		minutes travel time by public transport,	
	areas?		walking and cycling from the site.	
			The Calverton bus service provides	
			connectively to existing businesses outside	
			the village such as Arnold and Nottingham.	
9. Brownfield	Is the site a brownfield		The site is greenfield land.	
Land	site?			
To make efficient				
use of previously				
developed land or 'brownfield'				
land and				
recognise				
biodiversity value				
where				
appropriate.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution and Air Quality	Is site within the Nottingham Urban Area	-	The site is not within the Nottingham Urban Area agglomeration zone.	Ensure development includes measures to
To manage air quality and minimise the risk posed by air, noise and other types of pollution.	agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?		The site 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.	reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	 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 (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding. 	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questions 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	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space and a Local Green Space. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural	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

14. Landscape	Will it have an adverse	+	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is within the Calverton North Village	supported by
landscape			Farmlands (S PZ 17). The landscape	appropriate landscape
character.	Will it conserve, enhance		condition is very poor and the landscape	character assessments
	or restore the features and		sensitivity of the area is very low. The	and design and access
	characteristics of the		overall landscape strategy is to 'create'.	statements specifically
	landscape in the present			address landscape
	form?		The Greater Nottingham Growth Options	impacts.
			Study (2020) states the site includes a flood	
	Will it create a new		zone in the vicinity of Oxton Road but is	Ensure development
	landscape character?		otherwise free from major constraints and is	retains and utilises
			suitable for development pending further	existing landscape
			site investigations.	features and
				incorporates blue-green
			The Landscape and Visual Analysis of	infrastructure, sensitive
			Potential Development Sites (2022) states	design and layouts to
			the site consists of open arable land within	reduce visual intrusion
			a rolling landscape context at the edge of	upon the landscape.
			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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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	
			Oxton 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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	 Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset? 		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.	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. Should the site be allocated, archaeological impact assessments at development stage should be required and the NCC County Archaeologist consulted at the allocation stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The majority 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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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
 - o G06.3 Ramsdale Park Golf Course Site B
 - o 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	2,300 homes.
employment floorspace	
Existing Use	Agricultural land and outdoor recreation.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 2,300	Ensure development
To ensure that	housing?		homes.	includes a range of
the housing stock				house types and
meets the housing needs, including gypsies, travellers and travelling showpeople.	Will it meet the housing need?		The site would provide housing which contribute to meeting housing need.	tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs?Will the site provide job opportunities for unemployed people?Will the site provide new job opportunities in areas of deprivation?	-	The 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.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not 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
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping	+	The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public	Ensure development enhances connectivity with existing shopping centre.
	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?		transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		There is a doctor surgery <u>The Calverton</u> <u>Practice</u> and a pharmacy (<u>Boots</u>) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within 400 metres walking distance of protected open space. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400		There is Calverton Post Office and	Ensure community
Inclusion	metres walking distance of		Calverton Library within Calverton shopping	facilities to support the
To promote and	community facilities e.g.		centre. The site is not within 400 metres of	development are
support the	post office, community		Calverton shopping centre, however it is	provided.
development and	centres, leisure centres,		within 30 minutes travel time by public	
growth of social	libraries, schools etc.?		transport, walking and cycling to the centre.	
capital and to			The site is within 30 minutes travel time by	
improve social	Will the site result in a loss		public transport, walking and cycling to	
inclusion and to	of a community facility?		Calverton Leisure Centre. Calverton Village	
close the gap			Hall & Sports Pavilion, Calverton Children's	
between the most	Is the site located in or		Centre and Calverton Core Centre are	
deprived areas	adjoining a deprived area?		within 30 minutes travel time by public	
within the plan			transport, walking and cycling. There are	
area.			two primary schools and a secondary	
			school St. Wilfrid's CofE Primary School,	
			Sir John Sherbrooke Junior School and	
			Colonel Frank Seely Academy in Calverton.	
			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	
			5 5 5 F F F F F F F F F F F F F F F F F	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve	Site criteria questions Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and	Score +	CommentaryThe site adjoins Calverton village to the west and southwest, however the connectivity to the west is poor.There are bus stops on Georges Lane and Ollerton Road for the following bus services The Calverton which runs from Nottingham to Calverton and SA Sherwood Arrow	MitigationMajor public transportimprovements.Ensure connectivity tothe site by non-carmodes.
accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		which runs from Nottingham to New Ollerton. 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.	
			Calverton shopping centre is within 30 minutes travel time by public transport, walking or cycling from the site. The Calverton and SA Sherwood Arrow bus services provide connectively to existing businesses outside the village such as Arnold and Nottingham.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution	Is site within the		The site is not within the Nottingham Urban	Major public transport
and Air Quality	Nottingham Urban Area		Area agglomeration zone.	improvements.
To manage air	agglomeration zone?			
quality and			The site is likely to impact an area of poor	Ensure development
minimise the risk	Will the site cause		air quality with increased traffic and	includes measures to
posed by air,	additional harm to an		congestion on roads towards Nottingham	reduce travel by car, by
noise and other	existing Air Quality		and elsewhere.	providing safe and
types of pollution.	Management Area?			secure active travel
				opportunities, access to
	Is it likely to create a new			public transport and
	Air Quality Management			provision of EV
	Area?			infrastructure (including
				private and public car
				changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.84 ha), medium risk of flooding from surface water (1.36 ha) and low risk of flooding from surface water (1.36 ha) and low risk of flooding from surface water un 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
13. Natural	Will it meet the biodiversity		It is expected that the site would meet the	Requirement for at least
Environment,	net gain requirements?		biodiversity net gain requirements.	10% biodiversity net
Biodiversity and				gain, with on-site
Blue-Green	Will it result in a loss of all		The site does not fall within and not	provision a priority as it
Infrastructure	or part of or impact on a		adjacent to a designated site of nature	is a greenfield site.
To increase	designated site of nature		conservation interest.	
biodiversity levels	conservation interest?			Protect and enhance
and protect and			Site contains trees protected by Tree	green infrastructure
enhance blue-	Is the site adjacent to a		Preservation Orders.	provision.
green	designated site of nature			
infrastructure and	conservation interest?		Development on site would result in the	Retain where possible
the natural			loss of existing trees and hedgerows,	and enhance trees and
environment.	Will it involve the loss of		especially the trees and vegetation on the	hedgerows within the
	existing habitats or trees/		existing golf course.	site.
	hedgerows/woodland or			
	loss of connectivity?		Site adjoins a protected open space.	Ensure onsite and
	Will the site include the			where possible off site
			The majority part of the site is a protected	open space is retained
	provision of on-site or off-		open space (golf course).	and enhanced.
	site open space?			
	Will the site involve the			Trees protected by Tree
	loss of existing open			Preservation Orders
	space?			should be retained
				within proposal and
	Will the site improve the			protected during
	underused or undervalued			construction to
	open space?			avoid/minimise any
				adverse effects.

14. Landscape	Will it have an adverse	-	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is within the Calverton North Village	supported by
landscape			Farmlands (S PZ 17) and the Dumbles	appropriate landscape
character.	Will it conserve, enhance		Rolling Farmland (MN015). For the	character assessments
	or restore the features and		Calverton North Village Farmlands (S PZ	and design and access
	characteristics of the		17) the landscape condition is very poor	statements specifically
	landscape in the present		and the landscape sensitivity of the area is	address landscape
	form?		very low. The overall landscape strategy is	impacts.
			to 'create'. For The Dumbles Rolling	•
	Will it create a new		Farmland (MN015) the landscape condition	Ensure development
	landscape character?		is good and the character strength of the	retains and utilises
	•		area is strong. The overall landscape	existing landscape
			strategy is to 'conserve'.	features and
				incorporates blue-green
			The Greater Nottingham Growth Options	infrastructure, sensitive
			Study (2020) states Ramsdale Park Golf	design and layouts to
			Centre (i.e. G06.2 Ramsdale Park Golf	reduce visual intrusion
			Course Site A and G06.3 Ramsdale Park	upon the landscape.
			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.	
			The Greater Nottingham Growth Options	
			Study (2020) did not cover G06.4 Land	
			West between Main Street and Georges	
			Lane, Calverton.	

The Londonno and Viewal Analysis of
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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			where housing buffers the existing village	
			edge.	

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	 Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset? 	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. 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.	Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated. Scheduled Monument mitigate by including a buffer zone at a suitable contour height on its northern side together with suitable landscaping. 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. Ramsdale House – A
		There would be some harm to the setting of	setting. Ramsdale House – A 65m Landscape buffer to the east of Ramsdale
		The north eastern part of the site is on the edge of the village and visually a parcel of	House from the adjacent track together with mature boundary

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	landscaping to reinforce the existing line of trees running north/west south east on the golf course would help mitigate impact upon its setting. 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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

Broad area: G07 Arnold Extension

G07.1PA Land at Stockings Farm, Redhill

Site for appraisal:-

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

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

2. Employment and JobsWill the site provide jobs? Housing Will the site provide job opportunities for+If the site is proposed solely for housing development only then no impact.To create employmentWill the site provide job opportunities for+If the site is proposed solely for housing development only then no impact.	Site criteria questions Score Con	nmentary	Mitigation
employment opportunities.opportunities for unemployed people?me 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.Will the site provide new job opportunities in areas of deprivation?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). It is noted the 10% worst area is to the west of	It Will the site provide jobs? + If the development of the development of the development of the development of the site provide people? Will the site provide people? The development of the site provide new go of the development of the site provide new go of the deprivation? It is agrice of the site provide new go of the site provide new	e site is proposed solely for housing elopment only then no impact. site is also promoted for mixed use elopment comprising land for loyment purposes and it is not known ther the employment element would ide 500+ jobs. not known whether local labour ement would be provided for the struction of houses on site. site is not located within or adjoining a ived area (10% worst area). It is noted	Mitigation Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	If the site is proposed solely for housing	
Structure and	employment, retail or		development only then no impact.	
Innovation	mixed use?			
To provide the			The site is also promoted for mixed use	
physical	Is the site allocated for		development comprising land for	
conditions for a	specific employment uses		employment purposes, it is not known	
modern	e.g. office-based?		whether the employment element covers 5	
economic			ha or more or 20,000 sq.m or more.	
structure	Will the site involve the			
including	loss of employment, retail		The development of the site would not	
infrastructure to	or mixed use land?		result in the loss of employment, retail or	
support the use			mixed-use land.	
ofnew	Is the site for new			
technologies.	educational buildings?		It is not known whether educational	
			buildings and mixed live-work units would	
	Is the site allocated for		be provided on site.	
	mixed live-work units?			

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There are doctor surgeries <u>Arnold Health</u> <u>Centre</u> and <u>Daybrook Medical Practice</u> in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre. The site is within 400 metres walking distance of several protected open spaces including allotments and Local Nature Reserve. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	There is Arnold Post Office and Arnold	Ensure community
Inclusion	metres walking distance of		Library within Arnold town centre. The site	facilities to support the
To promote and	community facilities e.g.		is not within 400 metres of Arnold town	development are
support the	post office, community		centre, however it is within 30 minutes	provided.
development and	centres, leisure centres,		travel time by public transport, walking or	
growth of social	libraries, schools etc.?		cycling to the centre. <u>Arnold Leisure Centre</u>	
capital and to			and <u>Redhill Leisure Centre</u> are within 30	
improve social	Will the site result in a loss		minutes travel time by public transport,	
inclusion and to	of a community facility?		walking or cycling to the site. Pond Hills	
close the gap			Lane Community Centre and Redhill Young	
between the most			People's Centre are within 30 minutes	
deprived areas	adjoining a deprived area?		travel time by public transport, walking and	
within the plan			cycling to the site. There are primary and	
area.			secondary schools within 30 minutes travel	
			time by public transport, walking or cycling	
			to the site. The nearest ones are <u>Richard</u>	
			Bonington Primary and Nursery School,	
			The Redhill Academy and Arnold Mill	
			Primary and Nursery School.	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	
			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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community	Score ++	The site adjoins the main built up area of Arnold to the north-east. There are bus stops on Mansfield Road and Calverton Road for the following bus services <u>Pronto</u> which runs from Nottingham to Chesterfield via Mansfield, <u>SA Sherwood Arrow</u> which runs from Nottingham to New Ollerton and <u>The</u> <u>Calverton</u> which runs from Nottingham to Calverton.	Mitigation Major public transport improvements. Ensure connectivity to the site by non-car modes.
mprove travel	minutes public transport		Arnold town centre is within 30 minutes travel time by public transport, walking amd cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. 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. The Pronto, SA Sherwood Arrow and The	
			Calverton bus services provide connectively to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution	Is site within the		The site adjoins the Nottingham Urban	Major public transport
and Air Quality	Nottingham Urban Area		Area agglomeration zone.	improvements.
To manage air	agglomeration zone?			
quality and			Existing Air Quality Management Area	Ensure development
minimise the risk	Will the site cause		located on A60 in Daybrook.	includes measures to
posed by air,	additional harm to an			reduce travel by car, by
noise and other	existing Air Quality		The site is likely to impact an area of poor	providing safe and
types of pollution.	Management Area?		air quality with increased traffic and	secure active travel
			congestion on A60 towards Nottingham.	opportunities, access to
	Is it likely to create a new			public transport and
	Air Quality Management			provision of EV
	Area?			infrastructure (including
				private and public car
				changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	 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 (0.94 ha), medium risk of flooding from surface water (1.43 ha) and low risk of flooding from surface water (1.43 ha) and low risk of flooding from surface water is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding. 	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

14. Landscape	Will it have an adverse	 The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape	Character Assessment (2009) shows the	proposals are
enhance the	character?	site is within the Dumbles Rolling Farmland	supported by
landscape		(MN015). The landscape condition is good	appropriate landscape
character.	Will it conserve, enhance	and the character strength of the area is	character assessments
	or restore the features and	strong. The overall landscape strategy is to	and design and access
	characteristics of the	'conserve'.	statements specifically
	landscape in the present		address landscape
	form?	The Greater Nottingham Growth Options	impacts.
		Study (2020) states the site is free from	
	Will it create a new	major constraints and suitable for	Ensure development
	landscape character?	development pending further site	retains and utilises
		investigations.	existing landscape
			features and
		The Landscape and Visual Analysis of	incorporates blue-green
		Potential Development Sites (2022) states	infrastructure, sensitive
		the site comprises arable fields that cross	design and layouts to
		and fall from the ridgeline between the main	reduce visual intrusion
		Arnold conurbation and open rural	upon the landscape.
		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,	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	
			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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	The 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. Bestwood Pumping Station and associated heritage assets including its Park & 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.	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household and commercial waste per head. 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.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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	840 homes.
employment floorspace	
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 840 homes.	Ensure development
To ensure that	housing?			includes a range of
the housing stock			The site would provide housing which	house types and
meets the	Will it meet the housing		contribute to meeting housing need.	tenures (including
housing needs,	need?			affordable housing) to
including gypsies,				meet housing need.
travellers and				
travelling				
showpeople.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. 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.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	 deprived area (10% worst area. 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
4. Shopping	Is the site allocated for	+	The site is not proposed for town centres	Ensure development
Centres	town centre uses or mixed		uses or mixed use and does not fall within	enhances connectivity
Increase the	use in the shopping		an existing town centre in Arnold and a	with existing shopping
vitality and viability of	centre?		shopping centre in Mapperley Plains.	centres.
existing shopping	Is the site within 400		The site is not within 400 metres of Arnold	
centres.	metres of a shopping		town centre and Mapperley Plains shopping	
	centre e.g. city centre,		centre, however it is within 30 minutes	
	district centre or local		travel time by public transport and cycling	
	centre?		to both centres and within 30 minutes travel	
			time by walking to Arnold town centre.	
	Will the site result in a loss			
	of town centre use or		There would be no loss of a town centre	
	mixed use in a shopping		use or mixed use.	
	centre?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or	+	CommentaryThere are doctor surgeries Arnold Health Centre and Daybrook Medical Practice in Arnold and Plains View Surgery 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.The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.The current use of the site is agricultural land so development on site would not	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
	accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		result in a loss of recreational area or accessible blue-green infrastructure.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

7. Social	Is the site within 400	+	There is Arnold Post Office and Arnold	Ensure community
Inclusion	metres walking distance of		Library within Arnold town centre. The site	facilities to support the
To promote and	community facilities e.g.		is not within 400 metres of Arnold town	development are
support the	post office, community		centre and Mapperley Plains shopping	provided.
development and	centres, leisure centres,		centre, however it is within 30 minutes	
growth of social	libraries, schools etc.?		travel time by public transport and cycling	
capital and to			to both centres and within 30 minutes travel	
improve social	Will the site result in a loss		time by walking to Arnold town centre.	
inclusion and to	of a community facility?		Arnold Leisure Centre and Redhill Leisure	
close the gap			Centre are within 30 minutes travel time by	
between the most	Is the site located in or		public transport, walking and cycling to the	
deprived areas	adjoining a deprived area?		site. Lambley Village Hall and Killisick	
within the plan			Children's Centre are within 30 minutes	
area.			travel time by public transport and cycling.	
			There is direct bus service (bus services	
			no. <u>47</u> and no. <u>56</u>) from the site. <u>Killisick</u>	
			Children's Centre is within 30 minutes	
			walking distance. Eagle's Nest Community	
			Centre is within 30 minutes travel time by	
			public transport (bus services no. <u>56</u> and	
			no. <u>57</u>), 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	
			Killisick Junior School, Coppice Farm	
			Primary School, Robert Mellors Primary	
			School and Arnold View Primary School.	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not located within or adjoining a deprived area (10% worst area).	
8. Transport To make efficient use of the existing transport	Is the site accessible by public transport?	++	The site adjoins the main built up area of Arnold to the east. There are bus stops on Mapperley Plains,	Major public transport improvements. Ensure connectivity to
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. <u>19</u> (which runs from Top Valley to Sherwood), no. <u>46</u> , no. <u>47</u> (both run from Nottingham to Woodborough and Lambley), no. <u>56</u> (runs from Nottingham to Arnold) and no. <u>57</u> (which runs from Nottingham to Plains Estate). 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. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold. The above bus services provide connectively to main built up area of Nottingham (including Arnold and Sherwood).	the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
SA objectives 11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Site criteria questions Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	Score -	CommentaryThe site adjoins the Nottingham Urban Area agglomeration zone.The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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
	Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	0	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. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questions 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?	-	Commentary It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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.	MitigationRequirement for at least10% biodiversity netgain, with on-siteprovision a priority as itis a greenfield site.Protect and enhancegreen infrastructureprovision.Retain where possibleand enhance trees andhedgerows within thesite.Ensure onsite andwhere possible off siteopen space is retainedand enhanced.
	Will the site improve the underused or undervalued open space?			

14. Landscape	Will it have an adverse	 The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape	Character Assessment (2009) shows the	proposals are
enhance the	character?	site is within the Dumbles Rolling Farmland	supported by
landscape		(MN015). The landscape condition is good	appropriate landscape
character.	Will it conserve, enhance	and the character strength of the area is	character assessments
	or restore the features and	strong. The overall landscape strategy is to	and design and access
	characteristics of the	'conserve'.	statements specifically
	landscape in the present		address landscape
	form?	The Greater Nottingham Growth Options	impacts.
		Study (2020) states the G07.2 Land at	-
	Will it create a new	Middlebeck Farm has greater landscape	Ensure development
	landscape character?	constraints and is potentially unsuitable for	retains and utilises
		development.	existing landscape
			features and
		The Greater Nottingham Growth Options	incorporates blue-green
		Study (2020) did not cover G07.3 Extension	infrastructure, sensitive
		to Land at Middlebeck Farm, Mapperley.	design and layouts to
			reduce visual intrusion
		The Landscape and Visual Analysis of	upon the landscape.
		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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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

Factors	Details
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
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is 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. The site would provide housing which contribute to meeting housing need.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	 The site is 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. 168 jobs based on planning application 2017/1571. No local labour agreement for the site. The site is not located within or adjoining a deprived area (10% worst area). 	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses	+	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.	
modern economic structure including infrastructure to support the use of new technologies.	e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings?		The development of the site would not result in the loss of employment, retail or mixed-use land. The site does not include new educational buildings and mixed live-work units.	
	Is the site allocated for mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre. 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.	Ensure development enhances connectivity with new local centre.
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		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. There would be no loss of a town centre use or mixed use.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There are doctor surgeries in Mapperley Plains and on Westdale Lane. There is <u>Plains View Surgery</u> , <u>Unity Surgery</u> and <u>Westdale Lane Surgery</u> . Site is within 400 metres of <u>Gedling</u> <u>Country Park</u> . 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.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	

7. Social	Is the site within 400	+	There are post offices Woodthorpe Drive	
Inclusion	metres walking distance of		Post Office and Carlton Delivery Office and.	
To promote and	community facilities e.g.		The nearest library is Mapperley Library.	
support the	post office, community		They are within 30 minutes travel time by	
development and	centres, leisure centres,		public transport and cycling to the site and	
growth of social	libraries, schools etc.?		Mapperley Library is within 30 minutes	
capital and to			travel time by walking. Carlton Forum	
improve social	Will the site result in a loss		Leisure Centre is within 30 minutes travel	
inclusion and to	of a community facility?		time by public transport, walking and	
close the gap			cycling to the site. Westdale Lane	
between the most	Is the site located in or		Community Centre and Burton Road	
deprived areas	adjoining a deprived area?		Community Centre are within 30 minutes	
within the plan			travel time by public transport, walking and	
area.			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 <u>Stanhope</u>	
			Primary School, Carlton Digby School, and	
			Westdale Infant School.	
			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.	
			,	
			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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			30 minutes travel time by public transport to community facilities.	
			The current use of the site is landfill waste disposal use so it would not lead to the loss of a community facility.	
			The site is not located within or adjoining a deprived area (10% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and	Site criteria questions Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community	Score ++	CommentaryThe site adjoins the main built up area of Carlton to the east.There are bus stops on Arnold Lane and Lambley Lane for the following bus services no. 44, no. 44A (both run from Nottingham to Gedling) and no. L74 which runs between Netherfield and Gedling Village from 9:30am to 4pm.The site has outline planning permission for residential development and other uses (2015/1376). This permission includes s106	Mitigation Considered as part of the planning application process.
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		 (2015/1376). This permission includes \$106 contributions for public transport improvements. Colwick Industrial Estate employment area is within 30 minutes travel time by public transport and cycling. 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. The bus services provide connectively to existing businesses within the main built up area of Nottingham (including Carlton). 	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy	
energy usage and to develop low carbon energy resources	Will the site include provision of renewable technology?		efficiency measures or nature-based solutions.	
and encourage nature-based solutions to	Is the site for a specific renewable energy?			
climate change.	Is the site for the development of community energy systems?			
	Will the site ensure that buildings are able to deal with future changes in climate?			
	Will the site help people adapt to climate change?			
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area agglomeration zone. The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains and on loop road towards Nottingham.	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is 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 (0.51 ha), medium risk of flooding from surface water (1.03 ha) and low risk of flooding from surface water (2.61 ha).	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity	-	The site does not fall within and not	Considered as part of
Environment,	net gain requirements?		adjacent to a designated site of nature	the planning application
Biodiversity and			conservation interest.	process.
Blue-Green	Will it result in a loss of all			
Infrastructure	or part of or impact on a		Development on site would result in the	
To increase	designated site of nature		loss of existing trees and hedgerows.	
biodiversity levels	conservation interest?			
and protect and			Site adjoins a protected open space	
enhance blue-	Is the site adjacent to a		(Gedling Country Park).	
green	designated site of nature			
infrastructure and	conservation interest?		No indication at this stage if offsite or onsite	
the natural			open space would be provided.	
environment.	Will it involve the loss of			
	existing habitats or trees/		The current use of the site is agricultural	
	hedgerows/woodland or		land so there would not be a loss of open	
	loss of connectivity?		space.	
	Will the site include the			
	provision of on-site or off-			
	site open space?			
	Will the site involve the			
	loss of existing open			
	space?			
	Will the site improve the			
	underused or undervalued			
	open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	+	The Greater Nottingham Landscape	Considered as part of
To protect and	impact on local landscape		Character Assessment (2009) shows the	the planning application
enhance the	character?		site is within the Gedling Colliery Green	process.
landscape			Space (MN013). The landscape condition is	
character.	Will it conserve, enhance		moderate and the character strength of the	
	or restore the features and		area is weak. The overall landscape	
	characteristics of the		strategy is to 'enhance and restore'.	
	landscape in the present			
	form?		The Greater Nottingham Growth Options	
			Study (2020) did not cover this site.	
	Will it create a new			
	landscape character?		The Landscape and Visual Analysis of	
			Potential Development Sites (2022) did not	
			cover this site.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste	Is the site on high grade agricultural land:- - Grade 1 (excellent)	-	The current use of the site is landfill waste disposal.	
Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	 Grade 1 (excellent) Grade 2 (very good) Grade 3a (good) Grade 3b (moderate) Grade 4 (poor) Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be 		Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	
	Will it sterilise mineral reserves which can be viably extracted?			

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
1. Housing	Is the site allocated for	+	The dwelling capacity on site is 488 homes	Ensure development
To ensure that	housing?		based on 20 dph of Policy LPD 33 in the	includes a range of
the housing stock			Local Planning Document.	house types and
meets the	Will it meet the housing			tenures (including
housing needs,	need?		The site would provide housing which	affordable housing) to
including gypsies,			contribute to meeting housing need.	meet housing need.
travellers and				
travelling				
showpeople.				

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is The Lambley Lane Surgery and The Apple Tree Medical Practice (<u>The lvy</u> <u>Medical Group</u>) in Burton Joyce. There is a pharmacy (<u>Boots</u>) within Burton Joyce shopping centre. The site is within 30 minutes travel time by public transport, walking or cycling to Burton Joyce shopping centre. The site is within 400 metres walking distance of protected open space. 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.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 7. Social Inclusion To promote and support the development and growth of social capital and to	Site criteria questions Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	Score +	Commentary There is <u>Burton Joyce Library</u> 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 <u>Burton Joyce & Bulcote Village Hall</u> within	Mitigation Ensure community facilities to support the development are provided.
improve social inclusion and to close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		the village. The closest schools to the site are in Carlton and there are two schools <u>Carlton le Willows Academy</u> and <u>Willow</u> <u>Farm Primary School</u> within 30 minutes travel time by public transport and cycling <u>Carlton le Willows Academy</u> . Willow Farm Primary School is within 30 minutes travel time by walking.	
			The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (10% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment	Score ++	The site adjoins the main built up area of Burton Joyce to the south-west. There are bus stops on Nottingham Road for the following bus services no. <u>26</u> , no. <u>26A</u> and no. <u>N26</u> which they all from Nottingham to Southwell. There is no employment area in Burton Joyce. <u>Victoria Retail Park</u> is within 30 minutes travel time by public transport, walking and cycling. There is bus service (<u>26</u>) from the site. Part of the employment area on the Teal	Mitigation Major public transport improvements. Ensure connectivity to the site by non-car modes.
	centres and employment areas?		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.	
			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).	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is located near the Nottingham Urban Area agglomeration zone. The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham. 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.	Easy pedestrian access to Burton Joyce railway station. Rail service into Nottingham. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?		The site falls within EA Flood Zone 2 (18.08 ha). 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. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.
	Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questions Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off- site open space? Will the site involve the loss of existing open space?	Score	Commentary It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. 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.	MitigationRequirement for at least10% biodiversity netgain, with on-siteprovision a priority as itis a greenfield site.Protect and enhancegreen infrastructureprovision.Retain where possibleand enhance trees andhedgerows within thesite.Ensure onsite andwhere possible off siteopen space is retainedand enhanced.
	Will the site involve the loss of existing open			

14. Landscape	Will it have an adverse	+	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is within the Stoke Bardolph Village	supported by
landscape			Farmlands (TW PZ 5). The landscape	appropriate landscape
character.	Will it conserve, enhance		condition is very poor and the landscape	character assessments
	or restore the features and		sensitivity of the area is very low. The	and design and access
	characteristics of the		overall landscape strategy is to 'create'.	statements specifically
	landscape in the present			address landscape
	form?		The Greater Nottingham Growth Options Study (2020) did not cover this site.	impacts.
	Will it create a new			Ensure development
	landscape character?		The Landscape and Visual Analysis of	retains and utilises
			Potential Development Sites (2022) states	existing landscape
			this site comprises three flat field, bounded	features and
			by mature/unmanaged hedgerows within it	incorporates blue-green
			and adjacent to the A612 and by the	infrastructure, sensitive
			railway, giving a sense of enclosure and	design and layouts to
			separation both from the floodplain/Trent	reduce visual intrusion
			valley but also from the settlement. The	upon the landscape.
			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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			have a low visual sensitivity to development of the site.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	 Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset? 	-	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.	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

Broad area: G11 Netherfield Extension

G11.1PA Land to east of Teal Close

Site for appraisal:-

- G11.1PA Land to east of Teal Close
 - $\circ~$ G11.1 Land to east of Teal Close

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

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The dwelling capacity on site is 1,110	Ensure development
To ensure that	housing?		homes.	includes a range of
the housing stock				house types and
meets the housing needs, including gypsies, travellers and travelling showpeople.	Will it meet the housing need?		The site would provide housing which contribute to meeting housing need.	tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs	Will the site provide jobs?	0	No impact as the site is not proposed for employment, retail or mixed use purposes	Require employment and skills strategy and
To create	Will the site provide job		and is proposed solely for housing	apprenticeships for
employment opportunities.	opportunities for unemployed people?		development.	local people during construction.
			It is not known whether local labour	
	Will the site provide new		agreement would be provided for the	
	job opportunities in areas of deprivation?		construction of houses on site.	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	
3. Economic	Is the site allocated for	0	No impact as the site is not proposed for	
Structure and	employment, retail or		employment, retail, or specific employment	
Innovation To provide the	mixed use?		uses and is proposed solely for housing development.	
physical	Is the site allocated for			
conditions for a	specific employment uses		The development of the site would not	
modern	e.g. office-based?		result in the loss of employment, retail or	
economic	5		mixed-use land.	
structure	Will the site involve the			
including	loss of employment, retail		It is not known whether educational	
infrastructure to	or mixed use land?		buildings and mixed live-work units would	
support the use			be provided on site.	
of new	Is the site for new			
technologies.	educational buildings?			
	Is the site allocated for			
	mixed live-work units?			

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	CommentaryThere is a doctor surgery NetherfieldMedical Centre in Netherfield. VictoriaRetail Park has a pharmacy (Boots) whichis within 30 minutes travel time by publictransport, walking and cycling.The adjacent site Teal Close has outlineplanning permission for public open spaceplaying pitches and changing facilities,public open space, allotments and anecology park (2013/0546). Reservedmatters for playing pitches, a NEAP andpublic open space and an ecology park wasapproved in March 2018 (2017/0800). Theproposed ecology park adjoins this site.The current use of the site is agriculturalland so development on site would notresult in a loss of recreational area oraccessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue- green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	The nearest library is Burton Joyce Library	Ensure community
Inclusion	metres walking distance of		which is within 30 minutes travel time of	facilities to support the
To promote and	community facilities e.g.		public transport and cycling. Carlton Library	development are
support the	post office, community		is within 30 minutes travel time of public	provided.
development and	centres, leisure centres,		transport and cycling to the site. There are	
growth of social	libraries, schools etc.?		two community centres within 30 minutes	
capital and to			travel time of public transport and cycling:	
improve social	Will the site result in a loss		St George's Community Centre in	
inclusion and to	of a community facility?		Netherfield and	
close the gap			Burton Joyce & Bulcote Village Hall in	
between the most			Burton Joyce. St George's Community	
deprived areas	adjoining a deprived area?		Centre is within 30 minutes walking	
within the plan			distance. The nearest school to the site is	
area.			Rivendell Flying High Academy built on the	
			adjacent Teal Close site (and opened in	
			September 2022).	
			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.	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	 The site adjoins main built up area of Carlton including the new development currently under construction (Teal Close) to the west. There are bus stops on Stoke Lane for the bus service <u>L75</u> which runs from Burton Joyce to Netherfield. 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. 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. <u>Victoria Retail Park</u> is within 30 minutes travel time by public transport, walking and cycling. 	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	 Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? 	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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
11. Pollution	Is site within the	-	The site is located near the Nottingham	Ensure development
and Air Quality	Nottingham Urban Area		Urban Area agglomeration zone.	includes measures to
To manage air	agglomeration zone?			reduce travel by car, by
quality and			The site will impinge on Nottingham Urban	providing safe and
minimise the risk	Will the site cause		Area agglomeration zone with increased	secure active travel
posed by air,	additional harm to an		traffic and congestion on loop road towards	opportunities, access to
noise and other	existing Air Quality		Nottingham.	public transport and
types of pollution.	Management Area?			provision of EV
			Proposals for development in the Trent	infrastructure (including
	Is it likely to create a new		Valley will also be adversely impacted with	private and public car
	Air Quality Management		issues related to odours from Severn Trent	changing points).
	Area?		Sewage Works and Anaerobic Digester	
			and/or the Sarval Animal Rending facility.	

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

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

14. Landscape	Will it have an adverse	+	The Greater Nottingham Landscape	Ensure development
To protect and	impact on local landscape		Character Assessment (2009) shows the	proposals are
enhance the	character?		site is mostly within the Stoke Bardolph	supported by
landscape			Village Farmlands (TW PZ 5) and a small	appropriate landscape
character.	Will it conserve, enhance		portion of the site lies within the Stoke Lock	character assessments
	or restore the features and		Meadowlands (TW PZ 51). For the Stoke	and design and access
	characteristics of the		Bardolph Village Farmlands (TW PZ 5) the	statements specifically
	landscape in the present		landscape condition is very poor and the	address landscape
	form?		landscape sensitivity of the area is very	impacts.
			low. The overall landscape strategy is to	
	Will it create a new		'create'. For the Stoke Lock Meadowlands	Ensure development
	landscape character?		(TW PZ 51) the landscape condition is	retains and utilises
			moderate and the landscape sensitivity of	existing landscape
			the area is moderate. The overall	features and
			landscape strategy is to 'conserve and	incorporates blue-green
			create'.	infrastructure, sensitive
				design and layouts to
			The Greater Nottingham Growth Options	reduce visual intrusion
			Study (2020) did not cover this site.	upon the landscape.
			The Landscape and Visual Analysis of	
			Potential Development Sites (2022) did not	
			cover this site.	
			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	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic	Will it result in development that is	-	The Preferred Approach Heritage Assets Assessment (2022) states the north	That part of the north west field and the
Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		 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. Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact. 	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 un developed in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage assets there.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G11.2PA Teal Close

Site for appraisal:-

- G11.2PA Teal Close
 - o 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
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is 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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	 Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation? 	+	The site is 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). 472 jobs based information provided on outline planning permission 2013/0456. 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. No local labour agreement for the site. The site is not located within or adjoining a deprived area (10% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	++	The site is currently allocated for	
Structure and	employment, retail or		employment use and 830 homes in the	
Innovation	mixed use?		Aligned Core Strategy and has outline	
To provide the			planning permission for employment uses	
physical	Is the site allocated for		(6.45 ha), residential development and	
conditions for a	specific employment uses		other uses (2013/0546).	
modern	e.g. office-based?			
economic			Part of the employment area (3.4 ha) was	
structure	Will the site involve the		built in September 2014 (2019/0614). The	
including	loss of employment, retail		remainder part of the employment area	
infrastructure to	or mixed use land?		(3.05 ha) has reserved matters consent	
support the use			(2019/0615) for six employment units for	
of new	Is the site for new		B1, B2 and B8 uses.	
technologies.	educational buildings?			
			The development of the site would not	
	Is the site allocated for		result in the loss of employment, retail or	
	mixed live-work units?		mixed-use land.	
			The site includes a new primary school	
			(2019/0131) and does not include mixed	
			live-work units.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well- being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery <u>Netherfield</u> <u>Medical Centre</u> in Netherfield. <u>Victoria</u> <u>Retail Park</u> has a pharmacy (<u>Boots</u>) which is within 30 minutes travel time by public transport, walking and cycling. 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). 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.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	The nearest library is Burton Joyce Library	
Inclusion	metres walking distance of		which is within 30 minutes travel time of	
To promote and	community facilities e.g.		public transport and cycling. Carlton Library	
support the	post office, community		is within 30 minutes travel time of public	
development and	centres, leisure centres,		transport and cycling to the site. There are	
growth of social	libraries, schools etc.?		two community centres within 30 minutes	
capital and to			travel time of public transport and cycling:	
improve social	Will the site result in a loss		St George's Community Centre in	
inclusion and to	of a community facility?		Netherfield and	
close the gap			Burton Joyce & Bulcote Village Hall in	
between the most			Burton Joyce. St George's Community	
deprived areas	adjoining a deprived area?		Centre is within 30 minutes walking	
within the plan			distance. A new school	
area.			Rivendell Flying High Academy is now built	
			on site (and opened in September 2022).	
			The site has reserved matters consent	
			(2019/0613) for a local centre comprising of	
			public house, commercial/retail terrace and	
			childrens day nursery.	
			, , ,	
			The current use of the site is agricultural	
			land so it would not lead to the loss of a	
			community facility.	
			The site is not located within or adjoining a	
			deprived area (10% worst area).	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy	
low carbon	Will the site include provision of renewable technology?		efficiency measures or nature-based solutions.	
and encourage nature-based solutions to	Is the site for a specific renewable energy?			
climate change.	Is the site for the development of community energy systems?			
	Will the site ensure that buildings are able to deal with future changes in climate?			
	Will the site help people adapt to climate change?			
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution	Is site within the	-	The site is located near the Nottingham	Considered as part of
and Air Quality	Nottingham Urban Area		Urban Area agglomeration zone.	the planning application
To manage air	agglomeration zone?			process.
quality and			The site will impinge on Nottingham Urban	
minimise the risk	Will the site cause		Area agglomeration zone with increased	
posed by air,	additional harm to an		traffic and congestion on loop road towards	
noise and other	existing Air Quality		Nottingham.	
types of pollution.	Management Area?		-	
			Proposals for development in the Trent	
	Is it likely to create a new		Valley will also be adversely impacted with	
	Air Quality Management		issues related to odours from Severn Trent	
	Area?		Sewage Works and Anaerobic Digester	
			and/or the Sarval Animal Rending facility.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		 The site falls within EA Flood Zones 2 (52.80 ha) and 3 (17.81 ha). 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. 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). Part of site falls within area susceptible to groundwater flooding. 	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questions 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?	-	CommentaryIt is expected that the site would meet the biodiversity net gain requirements.The site does not fall within and not adjacent to a designated site of nature conservation interest.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).	Mitigation Considered as part of the planning application process.
	Will the site include the provision of on-site or off- site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	+	The Greater Nottingham Landscape	Considered as part of
To protect and	impact on local landscape		Character Assessment (2009) shows the	the planning application
enhance the	character?		site is within the Stoke Bardolph Village	process.
landscape			Farmlands (TW PZ 5). The landscape	
character.	Will it conserve, enhance		condition is very poor and the landscape	
	or restore the features and		sensitivity of the area is very low. The	
	characteristics of the		overall landscape strategy is to 'create'.	
	landscape in the present			
	form?		The Greater Nottingham Growth Options	
			Study (2020) did not cover this site.	
	Will it create a new			
	landscape character?		The Landscape and Visual Analysis of	
			Potential Development Sites (2022) did not	
			cover this site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Site criteria questionsWill it result in development that is sympathetic to its surrounding in terms of design, layout and scale?Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?Will it enhance or better reveal the significance of the heritage asset?Will it promote heritage based tourism or heritage led regeneration?Will it lead to the adaptive reuse of a heritage asset?	0	The Heritage Assessment (2022) did not cover this site. This site has not been assessed as it has planning permission for residential and employment development.	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household and commercial waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	