

Greater Nottingham
Planning Partnership



Preferred Approach: Sustainability Appraisal Report

Appendix G: Appraisals for strategic sites in Nottingham City

December 2022



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Introduction

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

The appendix includes the following:-

- Table which identifies the selected reasonable alternatives for site appraisal.
- 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 Nottingham City Council as shown in this appendix are summarised in section 6C of the Sustainability Appraisal Report.

Sites for consideration

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

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

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

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

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

Sites for housing/mixed use development

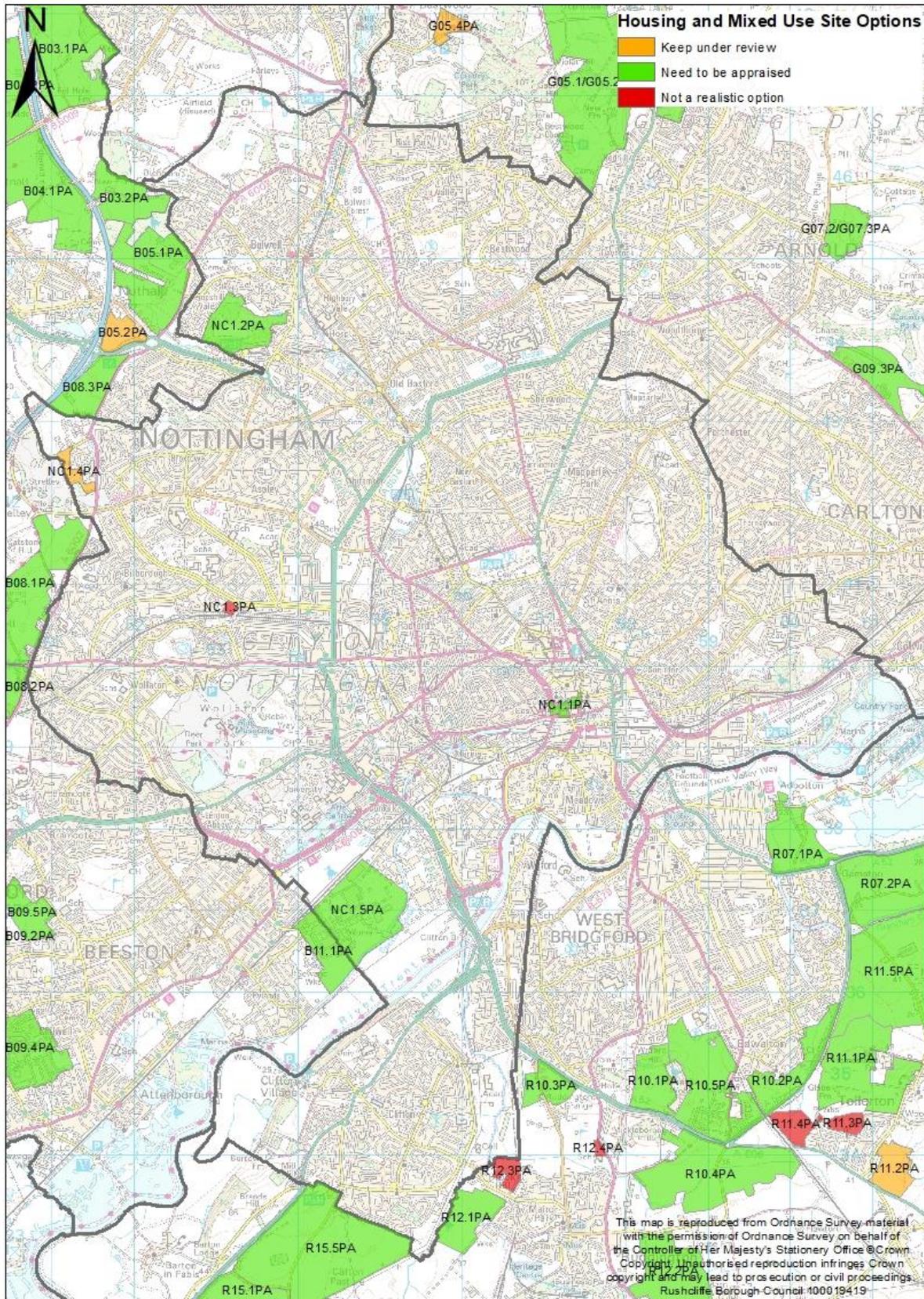
Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change and therefore differ to the number of dwellings appraised or the dwelling capacity on the Strategic Housing Land Availability Assessment (SHLAA).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

Sources of sites:-

- Sites in the AECOM Greater Nottingham Growth Options Study
- Sites put forward in response to the Growth Options consultation
- Other source (e.g. additional SHLAA sites promoted via SHLAA process)

Site Reference	Site Name	Comment
NC1.1PA	Broad Marsh	Site is of scale for strategic growth.
NC1.2PA	Stanton Tip	Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy
NC1.3PA	Former Chromoworks Site, Wigman Road	It is not considered strategic based on density and the small size of the site. The site lies within a major business/employment park and is to be developed for employment uses so is considered to be categorised as a red site
NC1.4PA	Extension to Woodhouse Way	It is not considered strategic based on density and the size of the site. The site will be categorised as Amber and Part 2 LP will consider it for development
NC1.5PA	Boots	Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy

Map of housing/mixed use development site options for consideration



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.

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

SA Framework 2 – site criteria

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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?	Single site provides a strategic level of 500+ houses in and adjoining the built up area or key settlement Provides housing which makes a significant contribution or fully meets the housing need	Site provides a strategic level of up to 500 houses in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides housing which contributes to meeting housing needs	Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development		Results in the loss of a strategic level of housing

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

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

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

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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 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? Is the site located in or adjoining a deprived area?	Within 400 metres walking distance of at least two community facilities Provides new community facilities on site	Access to community facilities within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact		Access to community facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of existing community facilities

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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?	Located within or adjoining the main built up area with existing transport infrastructure and has good direct route(s) to existing businesses and shopping centres Within 400 metres walking distance to a bus/rail/tram stop and / or designated cycle route	Between 400 and 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route.	Uncertain or No impact Assumes site will not affect the continuity of Rights of Way		Not within 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route Site is not accessible by public transport

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

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

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

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

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

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

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

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

Site assessments on reasonable alternatives

Sites for appraisal:-

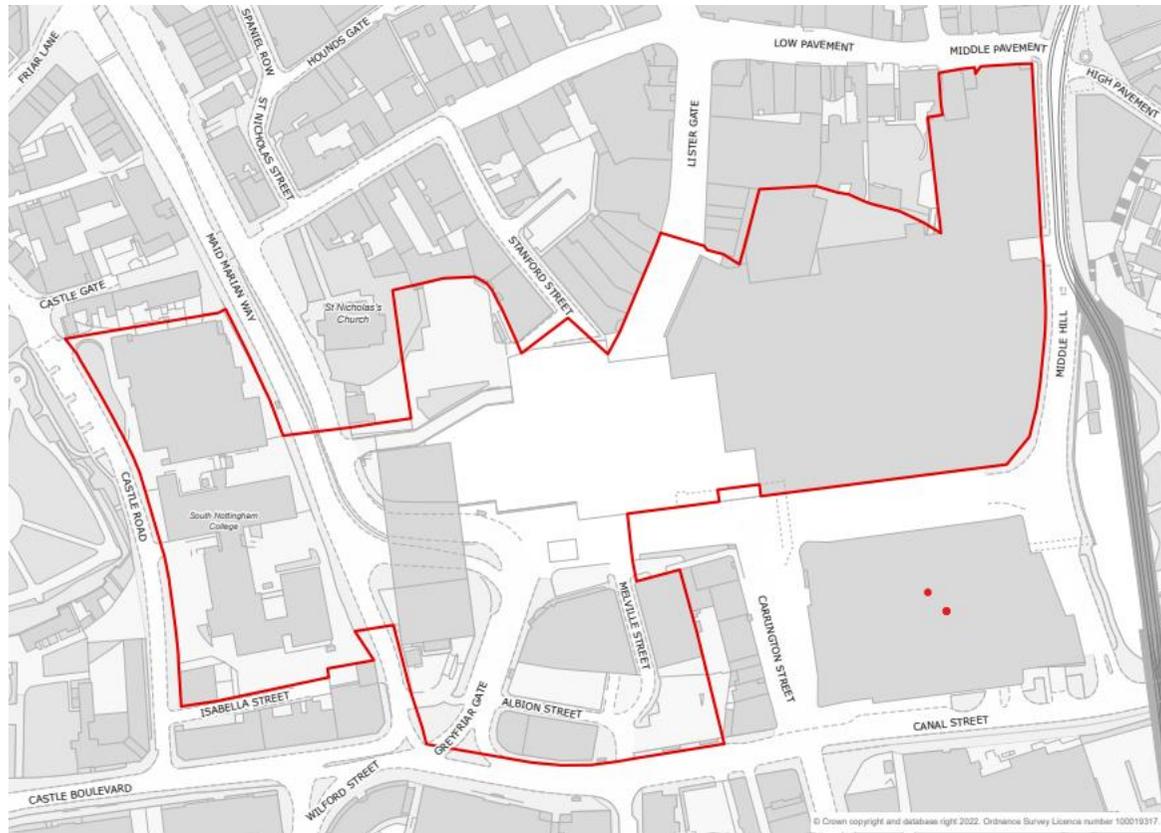
- NC1.1PA Broad Marsh
- NC1.2PA Stanton Tip
- NC1.5PA Boots

Refer to matrix for scoring criteria.

BROAD AREA: NC1

NC1.1PA Broad Marsh

Factors	Details
SHLAA reference	2259 (Local Plan Site:SR58) and 459 (Local Plan Site SR57)
Size	6.19 hectares remain from 9.56 hectares P2LP sites
No of dwellings/ estimated employment floorspace	This site is a redevelopment opportunity where aspirations are for a transformational development including a mix of around 1,000 homes, offices, retail, leisure and cultural facilities with green space. The area is subject to the preparation of a masterplan.
Existing Use	Demolished Shopping Centre and College being redeveloped for a mix of uses





SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing? Will it meet the housing need?</p>	<p>++</p>	<p>The site will include about 1,000 dwellings. The capacity is of a strategic scale.</p>	<p>Ensure development includes a range of accommodation types and tenures (including affordable housing) to meet housing need</p>
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>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?</p>	<p>++</p>	<p>Broad Marsh will include over 1,000 jobs. The site will therefore provide a strategic level of jobs</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	+	<p>The site will include over 10,000sqm of new employment space</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	++	<p>Broad Marsh includes town centre uses and is within the City Centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site has access to health facilities within 30 minutes travel time by public transport, walking or cycling</p> <p>The site is will include recreational areas or accessible blue-green infrastructure.</p> <p>The site is being cleared for development and so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> <p>Future applications would need to consider designing out crime.</p> <p>Crime is also dependent upon a series of secondary factors not related to site allocation.</p>	<p>Future applications would need to consider designing out crime.</p>

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>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.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There is no loss of a community facility. The site is likely to be close to a new library</p> <p>The site is being cleared for development and so would not lead to the loss of a community facility.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p>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.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is located within or adjoining the main built up area with existing transport infrastructure for example tram stops nearby. The Broad Marsh is adjacent a bus station and cycle parking. The site is close to Nottingham Railway Station</p>	<p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
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 Brownfield Land	

<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	<p>Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises</p>
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SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
				solar gain/shading and the use of renewable energy technologies.
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	- -	<p>The site is within the Nottingham Urban Area agglomeration</p> <p>The site is also within an Air Quality Management Area therefore potential risk/harm dependent upon proposed uses. Although an AQMA for NO2 Development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5</p>	<p>Ensure site uses have appropriate energy sources (reduce NO2 and CO2 emissions) and particulate (PM10,PM2.5) emission abatement systems.</p>

<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>?</p>	<p>A small part of the site is in Flood Zone 3.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/over topping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting</p>
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SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
				porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	<p>++</p>	<p>The Broad Marsh redevelopment is likely to inc a 'green heart' of new open space.</p> <p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site is being cleared for development.</p>	<p>Requirement for at least 10% biodiversity net gain.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>0</p>	<p>Redevelopment of the Broad Marsh and College is likely to not have an impact on the local landscape character</p> <p>The site is a previously-developed site in the Urban area, which is being cleared for development.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>The site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>	

<p>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.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>?</p>	<p>The redevelopment of the Broad Marsh and College site is unlikely to have a negative impact on heritage assets or their settings. Re-Richmond House - this constraint is only moderate because it is located on the outside fringe of the site area. There are several buildings of local interest and they will be under serious threat by the redevelopment of the Broad Marsh. However, it is recognised that the substantial benefits of the regeneration of this wider area will outweigh the harm caused by the probable loss of these buildings</p>	<p>Heritage assets should be preserved and enhanced with careful consideration to views and setting of the Castle and Lace Market Cliff and the Castle and Canal Conservation Areas. Development should improve prominence and access to the existing visitor attraction focused on caves. Detailed heritage assessments could be undertaken at the planning</p>
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SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
				application stage.
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Development will not sterilise existing mineral reserves which can be viably extracted, and, would not lead to a loss of best and most versatile (BMV) agricultural land.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification: 100% of site in URBAN</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Within Minerals Safeguarding Area but not considered a barrier to development.</p> <p>Considered as part of the planning application process</p>

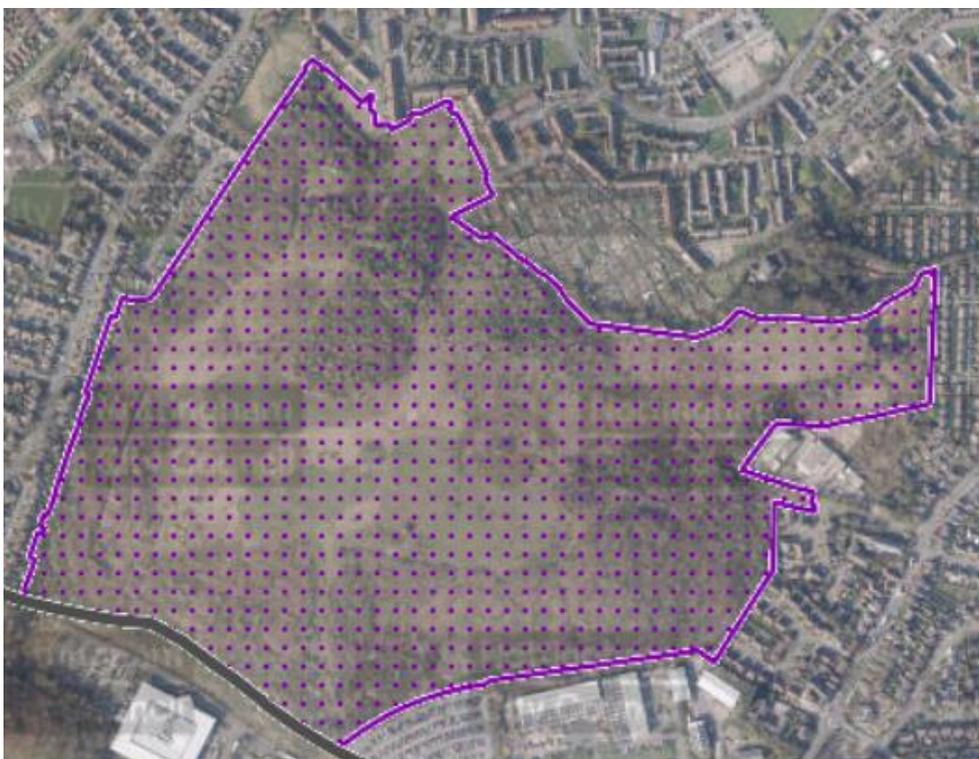
NC1.2PA Stanton Tip

Site is a 42.65 hectare site for Predominantly family housing) (500 dwellings). Additional uses leisure, community, 5-10 hectares of employment and potentially small scale local need retail

Factors	Details
SHLAA reference	254 (Local Plan Site:SR11)
Size	42.65 hectares
No of dwellings/ estimated employment floorspace	Predominantly family housing) (500 dwellings). Additional uses leisure, community, 5-10 hectares of employment and potentially small scale local need retail
Existing Use	Vacant Colliery Spoil Tip. Used for lower level recreational purposes/open space



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SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	+	<p>The site is allocated for housing within the Aligned Core Strategy.</p> <p>The site is for is up to 500 dwellings</p>	<p>Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.</p>

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	+	<p>Stanton Tip is 5-10 hectares of employment for approximately 500 jobs.</p> <p>The site will therefore provide a strategic level of jobs</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	+	<p>The site is likely to include over 10,000sqm of new employment space</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	

SA objectives	Site criteria questions	NC1.2PA	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? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	Bulwell Town Centre is located approximately 550m from the north east corner of the site, and a new Joint Service Centre is sited approximately 300m along Coventry Road to the north/east. There would be no loss of a town centre use or mixed use.	
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?	++	The site has access to health facilities within 30 minutes travel time by public transport, walking or cycling The site includes recreational areas.	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	<p>?</p>	<p>No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> <p>Future applications would need to consider designing out crime.</p> <p>Crime is also dependent upon a series of secondary factors not related to site allocation.</p>	<p>Future applications would need to consider designing out crime.</p>
<p>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.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>0</p>	<p>There is no loss of a community facility.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p>	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>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.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site is located within or adjoining the main built up area with existing transport infrastructure for example tram stops nearby.</p>	<p>Ensure connectivity to the site by non-car modes.</p>
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>++</p>	<p>The site is Brownfield Land</p>	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	<p>Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>

<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not within the Nottingham Urban Area Agglomeration Zone The site falls into an AQMA as the whole City is an AQMA. Development unlikely to cause additional harm. The ground is likely to be contaminated. Depending on the layout of the site there is the potential for noise around Occupation Road, the Phoenix Park units & the Park & Ride.</p>	<p>Cover layers are likely to be required in all private gardens / landscaped. In terms of the risks from ground gas EPG recommended an Amber 2 level of gas protection in all buildings including garages, outbuilding etc & also recommended that permitted development rights which extend or alter the original footprint of any building be restricted & require planning permission to ensure that suitable ground gas protection measures are incorporated into</p>
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SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
				<p>the extension construction & that this is independently verified.</p> <p>Noise issues should be able to be adequately dealt with through sensible layout & sound insulation measures</p>

<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>?</p>	<p>Stanton Tip is located outside of the floodplain (Zone 1), there is the potential for localised overland flooding due to the steep-sided slopes. Site over 1ha so site specific SFRA required. This site is underlain by a Principal Aquifer - Nottingham Castle Sandstone Formation. Culvert runs below part of the site and may restrict developable area/provide opportunities for Green Infrastructure provision. Topography of site to be considered re surface/sewer flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface</p>
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SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
				water run-off are secured within the site.

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	0	<p>Stanton Tip site has Stanton Pond and Pasture Local Wildlife Site (LWS) within the eastern portion of the site and Springhead Woodland LWS close by but these should not be directly impacted on.</p> <p>It is expected that the site would meet the biodiversity net gain requirements.</p>	<p>Requirement for at least 10% biodiversity net gain.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>?</p>	<p>Redevelopment of Stanton Tip is likely to create a new landscape character but it is not known at this stage as to the impact</p> <p>The site is a previously-developed site in the urban area,</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>The site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>	

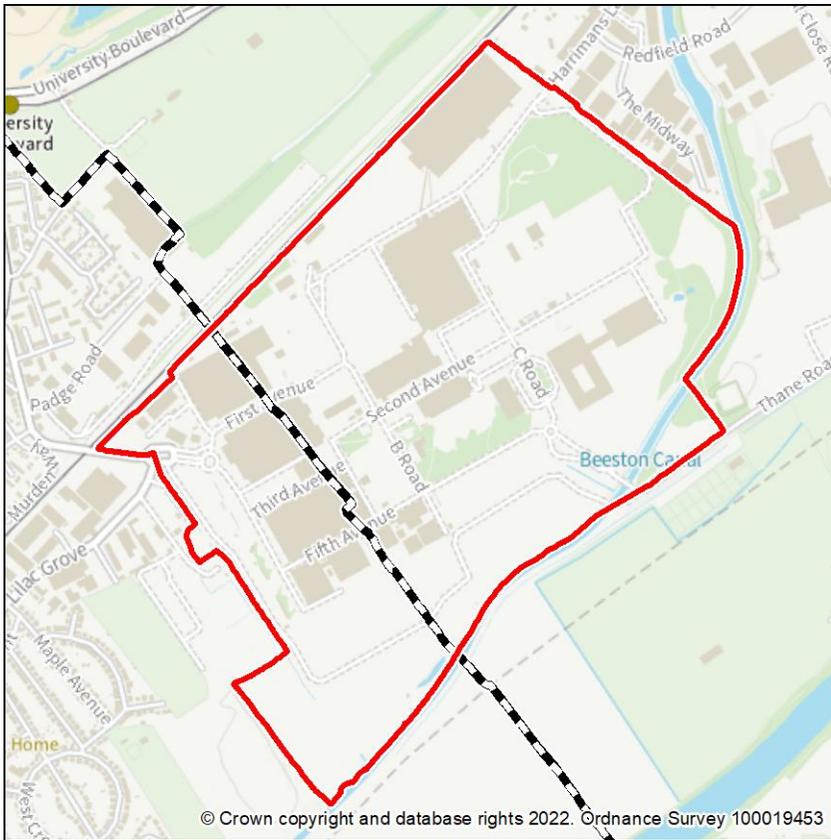
SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	The site has no identified constraints relating to historic interest or archaeology.	Detailed heritage assessments could be undertaken at the planning application stage.

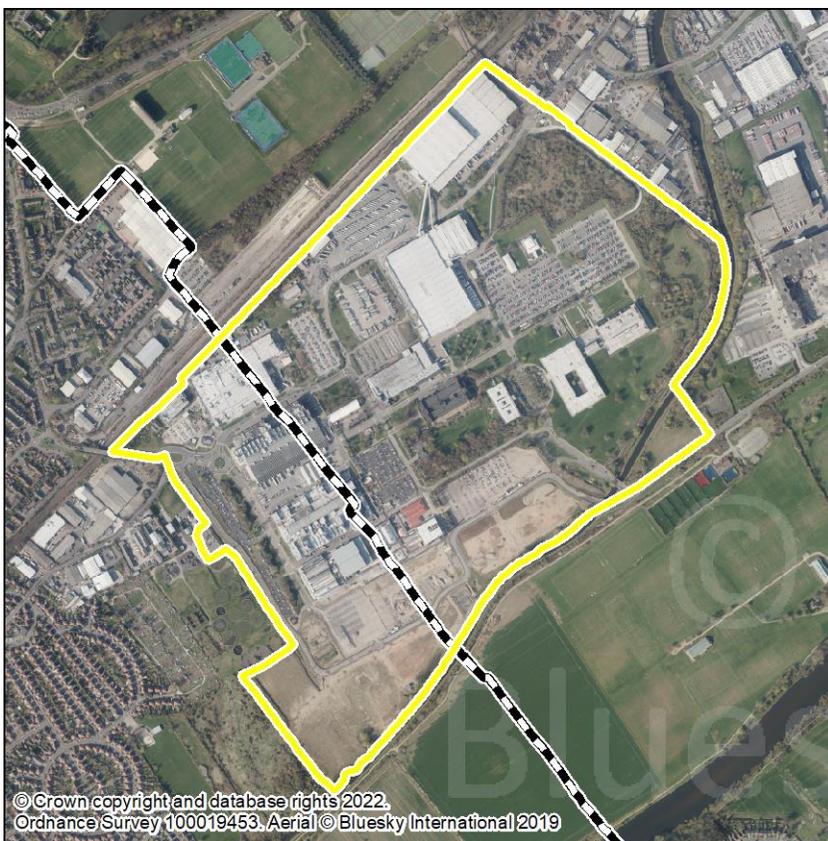
SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>-</p>	<p>Development will not sterilise existing mineral reserves which can be viably extracted, and, would not lead to a loss of best and most versatile (BMV) agricultural land</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Agricultural Land Classification: 100% of site in URBAN</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Within Minerals Safeguarding Area - consideration required prior to development.</p> <p>Considered as part of the planning application process</p>

NC1.5PA Boots

The Boots site lies within Broxtowe (B11.1PA) and Nottingham City (NC1.5PA). Joint assessments, assessing the site as a whole, have therefore been produced in relation to the Sustainability Appraisal, the site selection document and heritage assessments.

Factors	Details
SHLAA reference	458 (Local Plan Site:SR45) Broxtowe SHLAA: 0237
Size	115 Hectares (84.5 hectares in the City)
No of dwellings/ estimated employment floorspace	Allocation in Aligned Core Strategy and Part 2 Local Plan. Site has outline planning consent (14/02038/POUT). 230 dwellings (675 across sites) - NB Reserved Matters for 216 in City and 406 in BBC for 622. 82,000sqm of employment floorspace, comprising office units; research and development; industrial process; general industrial; storage and distribution. Additional 4,500sqm in the City. Other uses include Small scale retail and food/ drink.
Existing Use	Former industrial site





SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies,	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing within the Aligned Core Strategy and has outline planning permission for housing. The site is partly located in Broxtowe Borough	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
travellers and travelling showpeople.			<p>and partly in Nottingham City. Across both parts, the capacity is of a strategic scale.</p> <p>14/00515/OUT - Outline application for mixed-use development comprising: up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. Approved on 9 July 2021. (The site boundary covers both</p>	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>Broxtowe and Nottingham City).</p> <p>21/00672/REM - Construct 406 dwellings (reserved matters relating to reference 14/00515/OUT - plots R1 to R11 inclusive and plots G2, 3 and 4 only). Currently pending consideration.</p> <p>Reserved Matters for 216 units within the City.</p>	
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	<p>++</p>	<p>Outline planning permission provides for up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis).</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			The site will therefore provide a strategic level of jobs.	
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	<p>++</p>	<p>The outline planning permission provides up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis);</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site is not for new educational buildings.</p> <p>The site is not proposed for mixed live-work units.</p>	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country</p>	+	<p>Queens Road Dental Centre 656m from site Doctor: Sunrise - Clifton Site 826m from site</p> <p>CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays)</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	<p>parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Market Hill is within 20 minutes. Several GP facilities are located in Beeston Town Centre.</p> <p>Open Space: Beeston Canal 13m from site Leyton Crescent Allotments 57m from site Beeston Rugby Club 169m from site Leyton Crescent Recreation Ground 199m from site Weirfields Recreation Ground 442m from site</p> <p>The site has been cleared for development and so</p>	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			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?	?	Crime is dependent upon a series of secondary factors not related to site allocation.	Designing out crime was considered as part of determined planning applications. Future applications would also need to consider designing out crime.
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? Is the site located in or adjoining a deprived area?	++	The site has been cleared for development and so would not lead to the loss of a community facility. Rylands Community Centre 229m from site Beeston Rugby Club 169m from site Queens Road Dental Centre 656m from site Doctor: Sunrise - Clifton Site 826m from site John Clifford Primary School 719m from site Trent Vale Infant and Nursery School 720m from site	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>Rylands Junior School 838m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p>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.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>Broxtowe: Bus Stops: Lilac Grove 39m from site Lilac Grove 69m from site Padge Road 205m from site</p> <p>Tram Stops University Boulevard 640m from site Middle Street 704m from site</p> <p>Cycle path / footpath from northern part of the site within Nottingham City to University Boulevard (A6005). University of Nottingham NET tramway stop and University South Entrance bus stops (serving Trent Barton Indigo and</p>	<p>Considered as part of the planning application process. Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>Skylink routes to Nottingham, Derby, East Midlands Airport and other destinations) within approximately 750m of site.</p> <p>Within Broxtowe: CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes. There is a wide variety of community facilities in both Beeston and Nottingham City Centre.</p> <p>Public Rights of Way within site:</p>	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>961.92m of BeestonFP63 (FP) crosses site Public Rights of Way (around site): BeestonFP132 (FP) within 50m of site.</p> <p>The site is located within the main built up area.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>++</p>	<p>The site consists of previously-developed land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	<p>Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	- -	<p>85.99% the Broxtowe part of site in NO2 Agglomeration Zone. A significant proportion of the part of the site within Nottingham City is within the NO2 Agglomeration Zone.</p> <p>Although in an AQMA for NO2 (Citywide), development is unlikely to cause significant</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?		additional harm or require an AQMA for PM10 or PM2.5	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>River Flooding (Data for Broxtowe part of site):</p> <p>77.78% (23.99ha) of site in Flood Zone 3 99.16% (30.59ha) of site in Flood Zone 2</p> <p>Surface Water Flooding (3)</p> <p>0.25% (0.08ha) of site in Surface Water Flood Map 1 in 30 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 100 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Areas Benefitting Flood Defences: 90.88% (28.03ha) of site in Ground Water Flooding 0.11% (0.04ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

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			<p>1.36% (0.42ha) of site in \geq 25% <50% (Clearwater and Superficial Deposits Flooding) 98.53% (30.39ha) of site in \geq 50% <75% (Superficial Deposits Flooding) Detailed River Network (2) Below Surface Watercourse (Culvert) crosses site for 138.32m Surface Watercourse (Secondary River) crosses site for 370.49m</p> <p>Part of the site, within Nottingham City, is within Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.</p>	
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and</p>	<p>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?</p>	<p>0</p>	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site has been cleared for development.</p>	<p>Requirement for at least 10% biodiversity net gain.</p> <p>Protect and enhance green infrastructure provision.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>A very small part of the 'wider' allocation in Broxtowe Borough (0.02% (0.01ha)) is within Local Wildlife Site: -2/57 'A valuable aquatic habitat in an urban setting with local species on walls'.</p> <p>The part of the site within Nottingham City is located close to a Local Wildlife Site.</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing in close proximity to the nearby Local Wildlife Site.</p>
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p>	<p>0</p>	<p>The Boots site is a previously-developed site in the Urban area, which has been cleared for development.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be</p>	<p>Considered as part of the planning application process</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	Will it create a new landscape character?		<p>conserved, enhanced or restored.</p> <p>The Boots site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>	
<p>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.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	<p>Listed Buildings (within site): Building D10 at Boots Factory Site within site boundary (I) Building D34 (fire station) at Boots Factory Site within site boundary (II) Building D6 at Boots Factory Site within site boundary (I) D90 Listed Building within City boundary Local Interest Buildings (within site): 1.81% (0.56ha) of site in Building D1 Soap Factory at Boots (LIE)</p> <p>There is an identified £20million that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed is not through</p>	<p>Considered as part of the planning application process</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>the wider redevelopment of the site, but by the discontinuance of its use by Boots.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p>16. Natural Resources and Waste Management To prudently manage the</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) 	-	<p>Development on site would likely increase household and commercial waste per head.</p>	<p>Considered as part of the planning application process</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
<p>natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>- Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>The vast majority of the site is within Urban / Non-Agricultural Classifications.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p> <p>Nottingham City: within Minerals Safeguarding Area - prior notification required but not considered a barrier to Development</p>	