

# Preferred Approach: Sustainability Appraisal Report

Appendix H: Appraisals for strategic sites in Rushcliffe

December 2022









# Contents

Introduction	4
Sites for consideration	5
Sites for housing/mixed use development	5
Sites for employment development	. 18
Site appraisals	. 20
SA Framework 2 – site criteria	. 22
Site assessments on reasonable alternatives for housing / mixed use sites	. 37
Broad area: R02 Newton	. 37
Site: R02.1PA – West of RAF Newton	. 37
Site: R02.2PA – Former RAF Newton Strategic Allocation	. 54
Broad Area: R03 Bingham	. 68
Site: R03.1PA – North and East of Bingham	. 68
Site: R03.3PA – Land North of Bingham (Policy 21 of the Rushcliffe Local Pla Part 1)	
Broad Area: R06 Radcliffe on Trent	95
Site: R06.1PA Hall Farm, Grantham Road	. 95
Site: R06.2PA – East of Radcliffe on Trent	109
Broad Area: R07 Lady Bay / Gamston	125
Site: R07.1PA – East of Lady Bay	125
Site: R07.2PA – North of Gamston	139
Broad Area: R08 Cotgrave	154
Site: R08.1PA – Colston Gate	154
Site: R08.5PA – Former Cotgrave Colliery Strategic Allocation (Policy 23 of the Rushcliffe Local Plan Part 1)	
Broad Area: R10 Edwalton, West Bridgford	182
Site: R10.1PA – West of Sharphill Wood	182
Site: R10.2PA – Edwalton Golf Course	196
Site: R10.3PA – Land at Wilford Road	211
Site: R10.4PA – Land south of Wheatcroft Island	225
Area: Tollerton / Gamston	249
Site: R11.1PA – South of Gamston Strategic Allocation	249
Site: R11.5 – East of Gamston North of Tollerton Strategic Allocation (Policy of the Rushcliffe Local Plan Part 1)	
Area: Ruddington	276
Site: R12.1PA – West of Pasture Lane	276
Site: R12.2PA – East of Ruddington	290

Area: Keyworth	. 305
Site: R13.1PA – West of Keyworth	. 305
Area: A453	. 319
Site: R15.1PA – East of A453	. 319
Site: R15.5PA – Land south of Clifton Strategic Allocation (Policy 24 of the Rushcliffe Local Plan Part 1)	. 333
Site assessments on reasonable alternatives for employment sites	. 348
Area: A453 Corridor	. 348
Site: RBC-EMP-01 – Ratcliffe on Soar Power Station	. 348
Site: RBC-EMP-02 – Nottingham 'Gateway'	. 363
Area: A46 Corridor	. 377
Site: RBC-EMP-03 – South of Owthorpe Lane	. 377
Site: RBC-EMP-04 – Land north of Owthorpe Lane	. 391
Site: RBC-EMP-05 – Stragglethorpe Junction	. 406
Site: RBC-EMP-06 – North of Margidunvm	
Area: A52 East	. 435
Site: RBC-EMP-07 – Land South of A52, Whatton	. 435

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# Introduction

This is an appendix to cover the reasonable alternatives for site options within the Rushcliffe 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 within each of the following areas:-
  - R01 East Bridgford
  - o R02 Newton
  - o R03 Bingham
  - o R04 Aslockton
  - o R05 Orston
  - R06 Radcliffe on Trent
  - o R07 Lady Bay / Gamston
  - o R08 Cotgrave
  - o R09 Langar
  - R10 Edwalton
  - o R11 Tollerton / Gamston
  - o R12 Ruddington
  - R13 Keyworth
  - o R14 Stanton on the Wolds / Kinoulton
  - o R15 A453 Corridor
- 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 alternative sites.

The outcomes of selecting the reasonable alternatives and the results of the site appraisals for Rushcliffe Borough Council as shown in this appendix are summarised in section 6D 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 during the plan making process following future submissions by the landowner, consultees and further assessment by the local authority.

### Area: R01 East Bridgford

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R01.1PA	East of East Bridgford	823	Site is strategic in scale. However, it is located adjacent to East Bridgford which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R01.2PA	Land West of Kneeton Road	124	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R01.3PA	Land at Springdale Lane	180	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

#### Area: R02 Newton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R02.1PA	West of RAF Newton	2550	Yes. The site is adjacent to the existing Former RAF Newton strategic allocation (within the adopted Core Strategy). Comprises two distinct areas, the smaller area overlaps with the northern section of the strategic allocation. This section is proposed as green infrastructure within the allocation.
R02.2PA	Former RAF Newton Strategic Allocation	528	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

#### Area: R03 Bingham

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R03.1PA	North and East of Bingham	4400	Yes. The site is located at Bingham, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach. It is adjacent to and would comprise an extension to the North of Bingham strategic allocation.
R03.2PA	Land Southwest of Car Colston	1700	Site is strategic in scale. However, it is located at Car Colston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R03.3PA	Land North of Bingham Strategic Allocation	1050	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

#### Area: R04 Aslockton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R04.1PA	Land North of Abbey Road Site B	385	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R04.2PA	Land North of Abbey Road Site A	65	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R04.3PA	Land West of Aslockton	200	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

#### Area: R05 Orston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R05.1PA	Orston Strategic Location for Growth	3000	Site is strategic in scale. However, it is located at Orston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

#### Area: R06 Radcliffe on Trent

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R06.1PA	Hall Farm, Grantham Road	700	Yes. The site is strategic in scale and located adjacent to Radcliffe on Trent, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R06.2PA	East of Radcliffe on Trent	700	Yes. The site is strategic in scale and located adjacent to Radcliffe on Trent, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R06.3PA	North of Shelford Road	150	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

#### Area: R07 Lady Bay / Gamston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R07.1PA	East of Lady Bay	900	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.
R07.2PA	North of Gamston	3000	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.

## Area: R08 Cotgrave

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R08.1PA	Colston Gate	170	Yes. Although below 500 units, the site is adjacent to Cotgrave which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach. It is also within the R08 Cotgrave Extension Potential Area for Strategic Growth (as identified in the Greater Nottingham Growth Options Study). Site may be able to deliver more dwellings as a significant area of the site is set aside for green infrastructure. It is also the largest submitted site at this Key Settlement.
R08.2PA	Cotgrave East	90	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R08.3PA	Cotgrave West	220	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R08.4PA	Cotgrave North	125	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R08.5PA	Former Cotgrave Colliery Strategic Allocation	470	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Whilst all the homes have been delivered on the site, retention is required to manage the remaining employment development. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

### Area: R09 Langar

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R09.1PA	Langar Airfield	3000	Site is strategic in scale. However, it is located at Orston which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

# Area: R10 Edwalton, West Bridgford

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R10.1PA	West of Sharphill Wood	300	Yes. Although the site is below the 500 dwelling threshold it covers 34 hectares, and it is located adjacent to the main built-up area of Nottingham and the Melton Road Strategic Allocation.
R10.2PA	Edwalton Golf Course	740	Yes. The site is strategic in scale, is identified as safeguarded land within the adopted Local Plan, is within the A52 and located adjacent to the main built-up area of Nottingham.
R10.3PA	Land at Wilford Road	325	Yes. Although the site is below the 500 dwelling threshold it is located adjacent to the main built-up area of Nottingham.
R10.4PA	Land south of Wheatcroft Island	2000	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham.
R10.5PA	Land at Melton Road Strategic Allocation	1700	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, although a significant proportion of the site has extant permissions and has been developed, its retention as a strategic allocation should be appraised as a realistic site option.

#### Area: R11 Tollerton / Gamston

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R11.1PA	South of Gamston	1,700	Yes. The site is strategic in scale and located adjacent to the main built-up area of Nottingham and East Gamston/North Tollerton Strategic Allocation.
R11.2PA	East of Tollerton	475	Site is strategic in scale (just below 500 units). However, it is located at Tollerton which is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R11.3PA	Burnside Grove	150	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R11.4PA	Land West of Tollerton	370	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R11.5PA	East of Gamston North Tollerton Strategic Allocation	4000	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. No planning permissions granted. Consequently, its retention as a strategic allocation should be appraised as a realistic site option.

## Area: R12 Ruddington

Site ref	Sites name	Indicative no.	Is this a realistic option?
		dwellings	
R12.1PA	West of Pasture Lane	350	Yes. Although the site is below the 500 dwelling threshold it is located adjacent to the main built-up area of Nottingham and Ruddington. Ruddington is identified as a Key Settlement within the adopted Core Strategy and the GNSP Preferred Approach.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R12.2PA	East of Ruddington	2,600	Yes. The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R12.3PA	North Road	230	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R12.4PA	Land to West of Loughborough Road	50	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

## Area: R13 Keyworth

Site ref	Sites name	Indicative	Is this a realistic option?
		no. dwellings	
R13.1PA	West of Keyworth	1,120	Yes. The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement in the adopted Core Strategy and the GNSP Preferred Approach.
R13.2PA	Land off Nicker Hill	315	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R13.3PA	South of Keyworth	45	Site is below the strategic site threshold. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.

Area: R14 Stanton on the Wolds / Kinoulton

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R14.1PA	Land at Jericho Farm	6,289	This comprises a standalone settlement, beyond the main urban area and unconnected to a Key Settlement or other village. It is split either side of the A46 and is promoted as a mix use site. The preferred approach does not propose a new settlement. Consequently, this site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.
R14.2PA	Land at Owthorpe Lane	310	Kinoulton is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

#### Area: R15 A453 Corridor

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R15.1PA	East of A453	3000	Yes. The site is strategic in scale and located adjacent to the Clifton Strategic Allocation and the main built-up area of Nottingham.
R15.2PA	East of Kingston on Soar	6000	Although this site is located adjacent to the proposed Ratcliffe on Soar Local Development Order (LDO), it would comprise a standalone new settlement. The site is strategic in scale. However, the preferred approach does not propose any new settlements and it does not need to be appraised. This will be kept under review if the strategy changes and additional sites are required.

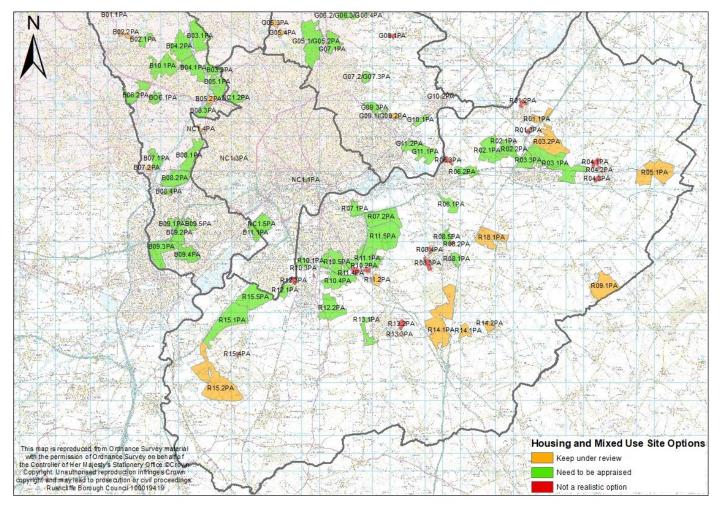
Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R15.4PA	Land East of Gypsum Way, Gotham	78	Site is below the strategic site threshold and Gotham is not identified as a Key Settlement within the adopted Core Strategy or GNSP Preferred Approach. If non-strategic sites are required, site rolled forward for consideration within Local Plan Part 2 review.
R15.5PA	South of Clifton Strategic Allocation	3000	Yes. Site is a strategic allocation within the adopted Core Strategy, and it is retained as an allocation within the GNSP Preferred Approach. Consequently, although the site has extant outline permissions with early phases approved in full, its retention as a strategic allocation should be appraised as a realistic site option.

## Area: R18 Cropwell Bishop

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
R18.1PA	Land West of Cropwell Bishop	2,400	Cropwell Bishop is not a Key Settlement within the existing Core Strategy or Greater Nottingham Strategic Plan Preferred Approach. Given the preferred approach does not direct strategic development to non-Key Settlements, the site does not need to be appraised but will be kept under review if the strategy changes and additional sites are required.

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

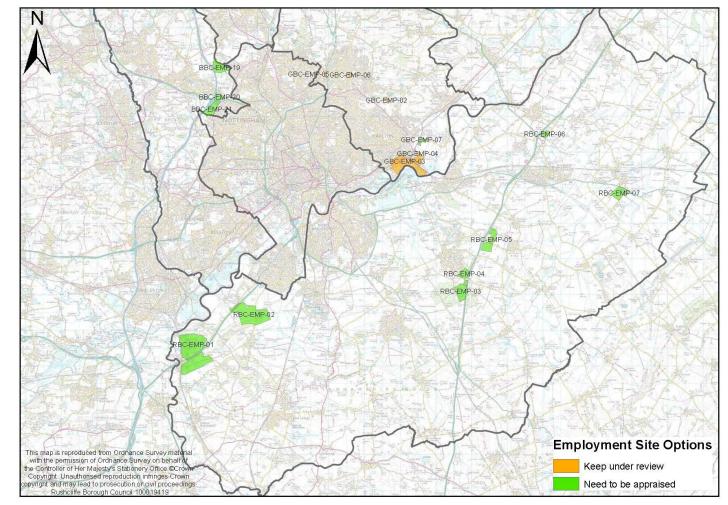
The housing/mixed use development site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.



#### Sites for employment development

Site ref	Site name	Site size (ha)	Is this a realistic option?
RBC-EMP-01	Ratcliffe on Soar Power Station	264	Yes. This is a strategic employment site, that is designated a Freeport and part of the Development Corporation (alongside East Midlands Airport and Toton). Delivery of this site, which is located adjacent to the A453 (M1), is a fundamental component of the Greater Nottingham Strategic Plan's Preferred Approach.
RBC-EMP-02	Rushcliffe 'Gateway'	168	Yes. Site is strategic in scale and located adjacent to the Clifton mixed use strategic allocation (identified in the Local Plan) and A453 (part of the strategic road network).
RBC-EMP-03	South of Owthorpe Lane	51	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-04	North of Owthorpe Lane	23	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-05	Stragglethorpe Junction	51	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-06	Margidunum Business Park	14	Yes. Site is strategic in scale and located adjacent to the A46 (part of the strategic road network).
RBC-EMP-07	South of A52, Whatton	41	Yes. Site is strategic in scale and located adjacent to the A52 (part of the strategic road network).

#### 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 22 strategic housing / mixed use sites were identified as reasonable alternatives:-

- R02.1PA West of RAF Newton
- R02.2PA Former RAF Newton Strategic Allocation
- R03.1PA North and East of Bingham
- R03.3PA Land North of Bingham Strategic Allocation
- R06.1PA Hall Farm, Grantham Road
- R06.2PA East of Radcliffe on Trent
- R07.1PA East of Lady Bay
- R07.2PA North of Gamston
- R08.1PA Colston Gate
- R08.5PA Former Cotgrave Colliery Strategic Allocation
- R10.1PA West of Sharphill Wood
- R10.2PA Edwalton Golf Course
- R10.3PA Land at Wilford Road
- R10.4PA Land South of Wheatcroft Island
- R10.5PA Land at Melton Road Strategic Allocation
- R11.1PA South of Gamston
- R11.5PA East of Gamston North Tollerton Strategic Allocation
- R12.1PA West of Pasture Lane
- R12.2PA East Ruddington
- R13.1PA West of Keyworth
- R15.1PA East of A453
- R15.5PA South of Clifton Strategic Allocation

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

- RBC-EMP-01 Radcliffe on Soar Power Station
- RBC-EMP-02 Rushcliffe Gateway
- RBC-EMP-03 South of Owthorpe Lane
- RBC-EMP-04 North of Owthorpe Lane
- RBC-EMP-05 Stragglethorpe Junction
- RBC-EMP-06 Margidunvm Business Park
- RBC-EMP-07 South of A52 Whatton

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 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.	<ul> <li>Will it improve energy efficiency of existing or historic buildings?</li> <li>Will the site include provision of renewable technology?</li> <li>Is the site for a specific renewable energy?</li> <li>Is the site for the development of community energy systems?</li> <li>Will the site ensure that buildings are able to deal with future changes in climate?</li> <li>Will the site help people adapt to climate change?</li> <li>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?</li> </ul>	++		No Impact (u) 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			Ũ		
	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.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or offsite open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		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 ophones or botton		Site promotes		The setting and	heritage
non-designated	Will it enhance or better		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 for housing / mixed use sites

#### Broad area: R02 Newton

### Site: R02.1PA – West of RAF Newton

Comprised of sites:

- R02.1 Land east of RAF Newton
- R02.2 Land west of RAF Newton

Factors	Details
SHLAA reference	SHLAA/NEW/501 (comprised of SHLAA/NEW/004 & SHLAA/NEW/005)
Size	144 ha.
No of dwellings/ estimated	2700 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not allocated for	Ensure development includes
To ensure that	housing?		housing but adjoins the existing	a range of house types and
the housing stock			strategic allocation at RAF	tenures (including affordable
meets the	Will it meet the housing		Newton and may be suitable for	housing) to meet the housing
housing needs,	need?		further strategic level of housing	need.
including gypsies,			development.	
travellers and				
travelling			The site could provide housing	
showpeople.			that would make a significant	
			contribution to meeting the	
			housing need.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas	Score +	Commentary The site could potentially provide up to 500 jobs in conjunction with the existing/proposed employment uses at Newton Business Park. The site may include job opportunities for unemployed	MitigationEnsure development includesnew employment opportunitiesfor unemployed people.Require employment and skillsstrategy and apprenticeshipsfor local people duringconstruction.
	of deprivation?		The site is not within an area of deprivation.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site adjoins the existing	The size of the site does offer
Structure and	employment, retail or		strategic allocation at RAF	limited opportunities to include
Innovation	mixed use?		Newton and may be suitable for	educational facilities and/or
To provide the			further employment, retail or	employment space for high
physical	Is the site allocated for		mixed-use development of an	knowledge sector.
conditions for a	specific employment uses		appropriate scale.	
modern	e.g. office-based?			
economic			Subject to advice from NCC,	
structure	Will the site involve the		given its significant size, the site	
including	loss of employment, retail		may be required to include	
infrastructure to	or mixed use land?		educational facilities.	
support the use				
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 allocated for town	Consider limiting the number
Centres	town centre uses or mixed		centre uses but maybe suitable	and type of town centre uses
Increase the	use in the shopping		for some new town centre uses of	within the site, with retail
vitality and	centre?		an appropriate scale to serve the	floorspace limited to no more
viability of			redevelopment of the site.	than 280 sqm (net) per unit.
existing shopping	Is the site within 400			
centres.	metres of a shopping		The centre of the site is more	
	centre e.g. city centre,		than 400m from the Bingham	
	district centre or local		District Centre but is within 30	
	centre?		minutes travel time bicycle of that	
			Centre.	
	Will the site result in a loss			
	of town centre use or		The site would not result in a loss	
	mixed use in a shopping		of town centre use or mixed use	
	centre?		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?	+	<ul> <li>The centre of the site is within 30 mins travel time by bike and car of Bingham Medical Centre.</li> <li>The centre of the site is not within 400m walking distance of recreational area but is within 400m of a bridleway (Shelford BW20). The site is also in close proximity of the A46 and A52 Primary BGI networks, as identified in the Greater Nottingham BGI Strategy. These networks provide active travel routes to Nottingham, Bingham and Newark.</li> <li>The site would not result in the loss of existing recreational open space or accessible BGI.</li> </ul>	Ensure development creates new onsite multifunctional recreational open space. Ensure development provides cycling and pedestrian access to the A46 and A52 BGI networks. Former airfield perimeter road could be formed into an extension to the existing nearby bridleway.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 Inclusion To promote and	Is the site within 400 metres walking distance of community facilities e.g.	+	The site is not within 400m walking distance of any of the community facilities in Bingham	Ensure community facilities to support the development are provided within the site.
support the development and growth of social capital and to	post office, community centres, leisure centres, libraries, schools etc.?		but is within 30 minutes travel time by bike of Bingham Leisure Centre, the post office and library in Bingham.	
improve social inclusion and to close the gap between the most deprived areas	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		The development of the site would not result in loss of a community facility.	
within the plan area.			The site is not within or adjoining a deprived 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 is not accessible by public transport (ie: it is more than 800 metres from a bus stop/railway station or designated cycle route). The site is close to but separated from the main built up area of Bingham by the A46. The nearest railway station, Bingham, is located approximately 3km distance but lacks a direct walking route. The site is within 30 minutes public transport time of community facilities, schools etc.	Ensure that provision is secured for bus services to enter the site to serve the development. Ensure contribution towards delivery of proposed footbridge over A46 is secured to improve pedestrian access to Bingham and its existing transport links.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature- based solutions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon,
and encourage nature-based	Is the site for a specific renewable energy?			provide shaded areas and reduce temperatures);
solutions to climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	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
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	?	The site is at very low risk of flooding (less than 0.1% each year) from rivers but has a band of land running east-west across the southern part of the site that is at low to high risk surface water flooding. There are no rivers or water courses within 8 metres of the site so it is unlikely that the site would deteriorate river habitat in- stream or riparian zone adjacent to floodplain habitats. The site is not within or adjoining an SPZ. It is unknown at this stage 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 Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	+	The site is located within the proximity of the A46 and A52 BGI strategic network as identified within the GNBGI Strategy. The site is not adjacent to a designated site of nature conservation. As a former airfield the site does not have hedgerows that would be lost by re-development but some loss of trees in southern part of site could occur. The site is of sufficient size for onsite open space and BNG to be created/achieved. Development of the site would not result in loss of existing open space	Ensure enhancement of retained existing habitats and creation of new habitats/BNG is secured within the site. Where possible ensure development provides links to existing BGI corridors. Former airfield perimeter road could be formed into an extension to the existing nearby bridleway to create new, enhanced BGI route(s)

14. Landscape	Will it have an adverse	-	The site within the East Bridgford	Ensure development proposals
To protect and	impact on local landscape		Escarpment Farmlands DPZ	are supported by appropriate
enhance the	character?		(SN05). Both the condition and	landscape character
landscape			strength of the landscape within	assessments and design and
character.	Will it conserve, enhance		this DPZ are moderate and the	access statements specifically
	or restore the features and		overall landscape strategy is to	address landscape impacts.
	characteristics of the		enhance.	
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R02)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes the area is	reduce visual intrusion upon
			largely flat with the area south of	the landscape.
			Shelford Road being visually	
			enclosed by vegetation with the	
			potential to use existing	
			hedgerows and small blocks of	
			trees to create new green	
			infrastructure networks. The	
			study recommends Shelford	
			Road and the former airfield	
			boundary as defensible	
			boundaries with development	
			confined to the south of Shelford	
			Road to prevent coalescence with	
			East Bridgford.	
			_	
			As with any development on a	
			greenfield site, there is the	
			potential for it to have some	
			impact on local landscape	
			character that is unlikely to	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			conserve it in its present form, however, at this stage the severity of any impact cannot be determined.	
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.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	-	No designated heritage assets on the site but there may be non- designated assets associated with the former airfield which require preserving (eg; pillboxes/shelters). Setting of pillboxes and other structures would be significantly affected by development of the airfield. Unknown what effect, if any, development would have on the enhancement of existing heritage assets or on heritage-based tourism/heritage led regeneration. Unlikely that development of the site would lead to the adaptive reuse of a heritage asset.	Ensure any non-designated heritage assets within the site are protected or appropriately recorded.

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 northern and central parts of the site (ie: the area formerly used as the airfield) are not graded. Southern areas of the site around and between Dawsons and Jubilee Plantations are graded as very good (Grade 2) agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure development of site avoids areas that are classified as very good agricultural land.

## Site: R02.2PA – Former RAF Newton Strategic Allocation

Factors	Details
SHLAA reference	SHLAA/NEW/002
Size	73 ha.
No of dwellings/ estimated employment floorspace	528 dwellings (based on extant planning permission)
Existing Use	Former RAF buildings

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing and has an extant planning permission for up to 550 dwellings (including the provision of 5% affordable housing). The housing onsite is currently under construction with 24 dwellings completed and a further 69 under construction (2021/2022). The continued delivery of the housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

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 existing hangers on the site have been retained for employment uses and provides a number of existing jobs. The future delivery of the remaining areas in the south-east corner of the site for employment uses could provide approximately 259 new jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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	The site is a single site that is allocated for employment and has planning permission for up to 5.2ha of new employment land. The site is allocated for specified employment uses (ie: class B1, B2 & B8). The existing hangers on the site are in use for employment purposes and is protected by Policy 22 A new primary school is allocated on the site to serve the residential development. Planning permission for 50 mixed live-work units was originally granted but these were subsequently amended to market dwellings to overcome viability issues.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is allocated to provide a	Ensure that any relevant
Centres	town centre uses or mixed		neighbourhood centre of	requirements within Policy 22
Increase the	use in the shopping		appropriate scale to serve the	of the Rushcliffe Local Plan
vitality and	centre?		residential development and has	Part 1 are carried forward.
viability of			planning permission ancillary	
existing shopping	Is the site within 400		town centre uses.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site more than 400 metres of	
	district centre or local		an existing shopping centre but is	
	centre?		within 30 travel time by bike and	
			bus of Bingham District Centre.	
	Will the site result in a loss			
	of town centre use or		The development of the site	
	mixed use in a shopping		would not result in the loss of a	
	centre?		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?	++	The site is within 30 mins travel time of a health facility (Bingham Medical Centre) by bicycle and bus, but more than 30 minutes travel time on foot. The site is within 400 metres walking distance of the existing recreational open space provided within Phase 1 and planning permission has been secured requiring the laying out of allotments and various playing fields (cricket and football) in the northern part of the site. Development on the site would not result in the loss of accessible BGI.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
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?	0	Negligible impact. Nottinghamshire Police raised no objection to the layout of the residential areas of the site that have planning permission.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 is not currently within 400 metres walking distance of community facilities but obligations to provide either a financial contribution towards or the provision of a new community centre and primary school within the site have been secured through a section 106 agreement. The development of the site would not result in the loss of a community facility. The site is not within or adjoining a deprived area.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

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 developed part of the site is accessible to buses with stops on Fairway Crescent and Wellington Avenue providing reasonably regular services into Bingham, Newark and Nottingham (ie: the Rushcliffe Villager, nos.91and 354). The site lacks a direct walking route into Bingham, being separated by the A46, however, the provision of a footbridge has been secured under the planning permission for the site, although this has not been delivered yet.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
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 predominantly on brown field land with areas of greenfield land towards the south-eastern edge of the site.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
low carbon energy resources and encourage nature-based	Is the site for a specific renewable energy?		based solutions	Ensure development provides utilises building design that optimizes solar gain/shading; the use of renewable energy
solutions to climate change.	Is the site for the development of community energy systems?			technologies and encourages active travel rather than private car use.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether further development of the site would create a new AQMA.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

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 at very low risk of flooding (less than 0.1% each year) from rivers but with areas along the southern boundary along with small areas across the site that are at low to high risk surface water flooding. There are no rivers in close proximity to the site so considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. The site is not within or adjoining an SPZ.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	0	The site is of sufficient size for onsite BNG requirements to be achieved. Development of the site would not result in loss of a designated site of nature conservation interest. The site is not adjacent to any designated site of nature or conservation interest. Development of the site may result in the loss of some trees in the centre of the site and at its south-eastern corner. The provision of new onsite open space has been secured under the existing planning permission for the site.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

Vill it have an adverse mpact on local landscape haracter? Vill it conserve, enhance	0	The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). Both the condition and strength of the landscape	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.
Vill it conserve, enhance		0	
or restore the features and		within this DPZ are moderate.	
andscape in the present orm?		existing hangers on the west side of the site and the earlier completed phase of residential	
Vill it create a new andscape character?		the site, further development is unlikely to have an adverse impact on the existing landscape	
an or Vi	m? Il it create a new	idscape in the present m? Il it create a new	existing hangers on the west side of the site and the earlier completed phase of residential development on the east side of the site, further development is unlikely to have an adverse

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no designated heritage assets within the site. The HER identifies three records within the site (a WWII pillbox close to the east boundary and two Iron Age/ Romano British features in the south-east corner) that could be non-designated heritage assets.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure any non-designated heritage assets within the site are protected and/or appropriately recorded.

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 but of unknown sub-grade. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that any relevant requirements within Policy 22 of the Rushcliffe Local Plan Part 1 are carried forward.

## Broad Area: R03 Bingham

## Site: R03.1PA – North and East of Bingham

Comprised of sites:

- $\circ$  R03.1 North of Bingham 1
- R03.2 North of Bingham Option 2a
   R03.3 North of Bingham Option 2b
- R03.5 Land east of Bingham

Factors	Details
SHLAA reference	SHLAA/BIN/501 (comprised of SHLAA/BIN/001 & SHLAA/BIN/036)
Size	232 ha.
No of dwellings/ estimated	4400 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agricultural

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not allocated for	Ensure development includes
To ensure that	housing?		housing but adjoins both an	a range of house types and
the housing stock			existing strategic allocation and a	tenures (including affordable
meets the	Will it meet the housing		key settlement and may be	housing) to meet the housing
housing needs,	need?		suitable to provide a strategic	need.
including gypsies, travellers and			level of housing development.	
travelling			The site is of sufficient size that it	
showpeople.			could provide housing that would	
			make a significant contribution	
			towards meeting the 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?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed primarily for housing. A small local centre (2.1ha) is being promoted within the site which could provide a limited (non-strategic) number of jobs, which may include opportunities for unemployed people. The site is not within an area of deprivation.	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	0	The site is not currently allocated	The size of this site may offer
Structure and	employment, retail or		or used for employment/	limited opportunities to include
Innovation	mixed use?		retail/mixed use or specific	educational facilities (if
To provide the			employment uses.	required) and/or employment
physical	Is the site allocated for			space for high knowledge
conditions for a	specific employment uses		The development of the site	sector.
modern	e.g. office-based?		would not result in the loss of	
economic			employment, retail or mixed-use	
structure	Will the site involve the		land.	
including	loss of employment, retail			
infrastructure to	or mixed use land?		The site is not for new	
support the use			educational buildings	
of new	Is the site for new			
technologies.	educational buildings?		The site is not allocated for mixed	
			live-work units.	
	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 allocated for town	Consider limiting town centre
Centres	town centre uses or mixed		centre use or mixed use in a	floorspace within the proposed
Increase the	use in the shopping		shopping centre.	local centre to no more than
vitality and	centre?			280 sqm (net) per unit.
viability of			The site is more than 400 metres	
existing shopping	Is the site within 400		from the Bingham District Centre	Consider limiting the number of
centres.	metres of a shopping		but is within 30 minutes travel	town centre units within the
	centre e.g. city centre,		time by bike and on foot.	proposed local centre.
	district centre or local			
	centre?		The site would not result in a loss	
			of town centre use or mixed use	
	Will the site result in a loss		in a shopping centre.	
	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?	+	The centre of the site is within 30 mins travel time of Bingham Medical Centre by car or bike. The site is large and most parts of it are not within 400 metres walking distance of a multi- functional area of open space. However, there are a series of public footpaths that cross the site (including the re-modelled Car Dyke watercourse. Northern parts of the site are close to the National Cycle Route No. 48. The area south of the railway line adjoins National Cycle Route No.15. The site would not result in the loss of existing recreational open space or accessible BGI.	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to National Cycling Route networks.
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 site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		of any community facilities but is	support the development of the
To promote and	community facilities e.g.		within 30 minutes travel time by	site are provided.
support the	post office, community		bike and on foot from the post	
development and	centres, leisure centres,		office, leisure centre and library in	
growth of social	libraries, schools etc.?		Bingham.	
capital and to				
improve social	Will the site result in a loss		The site would not result in the	
inclusion and to	of a community facility?		loss of a community facility.	
close the gap				
between the most	Is the site located in or		The site is not within or adjacent	
deprived areas	adjoining a deprived area?		to a deprived area.	
within the plan				
area.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport	Is the site accessible by public transport? Is the site located in or	?	The site is more than 800 metres from a bus stop and the railway station.	Ensure improvements to existing pedestrian railway crossings are secured.
infrastructure, help reduce the need to travel by car, improve accessibility to	adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?		The site adjoins the main built-up area of Bingham, albeit the northern parts of the site are separated from the town centre by the railway line. There are	Ensure that provision is secured for bus services to enter the site to serve the development.
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?		three non-signalised pedestrian crossings over the railway line (one within the site) but otherwise there is limited direct pedestrian connectivity from the northern areas into the town centre.	Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.
			The site is within 30 minutes travel time by bike and on foot from the centre of Bingham, which has a range of community facilities, schools, retail, and employment areas.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		The site is greenfield	
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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats
energy resources and encourage nature-based	technology? Is the site for a specific renewable energy?			(that help to sequester carbon, provide shaded areas and reduce temperatures);
solutions to climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 8km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	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?	-	The site is predominantly within Flood Zone 1 but has parts (north of the railway line) that are within Flood Zones 2 and 3. EA maps show areas within the site, both north and south of the railway line, that are at high, medium and low risk of surface water flooding. The site is not within a source protection zone.	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	-	The site is of sufficient size for	Ensure existing hedgerows are
Environment,	net gain requirements?		10% BNG to be met within the	retained and enhanced.
<b>Biodiversity and</b>			site.	
Blue-Green	Will it result in a loss of all			Prevent run-off into Car Dyke
Infrastructure	or part of or impact on a		The site is not within or adjacent	and existing rains within the
To increase	designated site of nature		to a designated site of nature	site.
biodiversity levels	conservation interest?		conservation interest and is	
and protect and			predominantly arable land.	Ensure new development
enhance blue-	Is the site adjacent to a			provides new multifunctional
green	designated site of nature		Hedgerows are limited across the	BGI, including wildlife corridors
infrastructure and	conservation interest?		part of the site north of the	(grassland, hedgerows,
the natural			railway but are more intact to the	streams and ditches, and tree
environment.	Will it involve the loss of		south of the railway.	belts). Contributing to the
	existing habitats or trees/			achievement of at least 10%
	hedgerows/woodland or		Development of site is likely to	biodiversity net-gain.
	loss of connectivity?		result in the loss of existing	
	Will the site include the		habitats.	
	provision of on-site or off-			
	site open space?		Car Dyke and a number of drains	
	site open space?		run across the part of the site to	
	Will the site involve the		the north of the railway.	
	loss of existing open			
	space?		The site is of sufficient size that	
	5000:		new onsite open space could be	
	Will the site improve the		provided.	
	underused or undervalued			
	open space?		Development of the site would	
			not result in loss of existing open	
			space	

14. Landscape	Will it have an adverse	-	The site is within the Aslockton	Ensure development proposals
To protect and	impact on local landscape		Village Farmlands DPZ (SN06).	are supported by appropriate
enhance the	character?		The landscape condition of the	landscape character
landscape			DPZ is moderate and its strength	assessments and design and
character.	Will it conserve, enhance		is strong. The overall landscape	access statements specifically
	or restore the features and		strategy is to conserve and	address landscape impacts.
	characteristics of the		enhance.	
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R03)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes the area is	reduce visual intrusion upon
			relatively flat arable farmland to	the landscape.
			the north and east of Bingham	
			with the urban influences from the	
			built edge of the settlement, the	
			railway line and A52 all acting to	
			reduce perceptions of tranquility.	
			The study acknowledges that the	
			railway line and A52 are	
			defensible boundaries for	
			development but highlights the	
			risk of coalescence with	
			Aslockton and Scarrington and	
			recommends maintaining a green	
			buffer in the north and east of the	
			Broad Area to prevent this. It also	
			advises that development south	
			of the A52 would introduce	
			perceptions of sprawl from the	
			south.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	

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.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>		Site is within the setting of the spire of the Church of St. Mary and All Saint (Grade I). The Margidunum Roman Station Scheduled Monument is located either side of the Fosse Way, including land within the site's northwest corner (in the vicinity of the B692 roundabout). HER registers flint finds within western area, close to the Fosse Way. Excavations to the north for A46 improvement works encountered paleochanels and iron age features. Linear and circular features around Parson's Hill may indicate possible archaeological remains. Anglo Saxon burial site located adjacent to the site near Parsons Hill (precise location of find unknown). HER identifies Palaeolithic to Neolithic finds (flints) recovered from hill walking.	Ensure development avoids obscuring views of the church spire from Chapel Lane. Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			HER also indicates Palaeolithic to Neolithic flint finds recovered from fields south of railway line. Found as part of the History of Settlement of Bingham Parish Project, 2004-2009.	
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 mainly grade Grade 3 agricultural land (off unknown sub-grade) with some significant areas also classified as Grade 2. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure further assessment to establish whether Grade 3 land within the site is 3a or 3b. Ensure, where possible that, development avoids Grade 2 and 3a land.

# Site: R03.3PA – Land North of Bingham (Policy 21 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/BIN/015
Size	61 ha.
No of dwellings/ estimated employment floorspace	1050 based on extant planning permission
Existing Use	Agricultural

# Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing and has an extant planning permission for up to 1050 dwellings (including 30% affordable housing provision). The housing onsite is currently under construction with 282 dwellings completed and a further 21 under construction (2021/2022). The delivery of the remaining housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

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 adjoins the key settlement of Bingham and is allocated under Policy 21 of the Rushcliffe Local Plan Part 1 to provide around 15.5 ha of land for mixed (B1, B2 and B8) employment uses. The site has an extant planning permission for a total of 17.2 ha of these mixed employment uses with approximately 1.6 ha within the existing Moorbridge industrial estate having been delivered so far. The site could provide a strategic level of jobs (approximately 512 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	++	The site is a single site that is allocated for employment uses and has planning permission for a total of 17.2 ha of employment uses. The site is allocated and has planning permission for specified	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

infrastructure to support the use of new technologies.	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?		<ul> <li>employment uses (ie: class B1, B2 &amp; B8) as well as a local centre comprising up to 300 sqm of retail floorspace.</li> <li>The site would not result in the loss of employment, retail or mixed use land.</li> <li>A new primary school to serve the residential development has been secured on the site as part of the planning permission.</li> <li>The site is not allocated for any mixed live-work units.</li> </ul>	
<b>4. Shopping</b> <b>Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not allocated for town centre uses but is allocated to provide a neighbourhood centre of an appropriate scale to serve the proposed development. The planning permission permits a local centre comprising up to 300m sq of retail floor space. The centre of the site more than 400 metres of an existing	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	Will the site result in a loss of town centre use or mixed use in a shopping centre?		shopping centre but is within 30 travel time on foot and by bike of Bingham District Centre. The site would not result in the loss of a town centre use or mixed use in a shopping area.	
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 is within 30 mins travel time by bicycle and car of Bingham Medical Centre. The site is within 400 metres walking distance of areas of existing open space/balancing ponds that have been laid out as part of the ongoing residential development of the site on both the east and west sides of Chapel Lane. The Car Dyke watercourse also runs west-east across the southern part of the site. This has been re-modelled to create a meandering BGI corridor. The site would not result in the loss of accessible BGI.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
6. Community Safety To improve community safety,	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 that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

reduce crime and				
the fear of crime.				
<b>7. Social</b> <b>Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The centre of the site is more than 400 metres walking distance from existing community facilities in Bingham, however the site is within 30 minutes travel time by walking, cycling and by bus of these existing facilities. Additionally, the site is allocated and planning permission has been granted for the provision of a community hall, of appropriate scale, within the site to serve the proposed development. The site would not result in the loss of a community facility. The site is not within or adjoining and area of deprivation.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
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	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?	++	The site is within 400 metres of bus stops on Chapel Lane that provides hourly services into Bingham (the Bingham Circular). In addition planning obligations have been secured for a bus service contribution to be paid towards the provision of new bus services or to extend or re-route	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

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?		existing bus services to serve the development. The site adjoins Bingham key settlement and has direct pedestrian routes into Bingham via Chapel Lane/Kirkhill (approx. 16 minutes walk). The site is within 30 public transport time of the community facilities in Bingham.	
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 predominantly greenfield land but is allocated and has extant planning permission for mixed residential/commercial development with the construction of the residential elements currently well underway.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature- based solutions to climate change.	<ul><li>Will it improve energy efficiency of existing or historic buildings?</li><li>Will the site include provision of renewable technology?</li><li>Is the site for a specific renewable energy?</li></ul>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature- based solutions	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

	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?			
<b>11. Pollution and</b> <b>Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	0	Site is not within NUAZ and is over 7km from nearest AQMA (A52/Stragglethorpe Road). In granting planning permission, the Councils Environmental Health Officer noted that the development would be unlikely that cause any significant adverse impacts on air quality in Bingham.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

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 primarily at very low risk of flooding (less than 0.1% each year) from rivers but there are areas either side of the Car Dyke which runs through the site that are between low (between 0.1% and 1%) and high (3.3%) risk of flooding from rivers. With similar areas across the site at low to high risk of surface water flooding too. Planning permission has secured the delivery of a flood storage reservoir on the east of Chapel Lane (which has been constructed) along with the Car Dyke Management Scheme works (also complete) to alleviate flooding risks on the site. In addition, two balancing ponds have been built within the site on the west side of Chapel Lane.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-	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?	0	The site is of sufficient size for onsite BNG requirements to be achieved. Development of the site would not result in loss of a designated site of nature conservation interest.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

green infrastructure and the natural environment.	Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off- site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site is not adjacent to any designated site of nature or conservation interest. Development of the site may result in the loss of some hedgerows within the site. The provision of new onsite open space has been secured under the existing planning permission for the site.	
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	0	The site is within the Aslockton Village Farmlands DPZ (SN06). The landscape strength of the DPZ is strong and the landscape condition is moderate. The overall strategy for the DPZ is to conserve and enhance. There are no areas that are protected because of their landscape importance within or adjoining the site.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

			Given the completion of the initial phases of residential development at the northern corner and to the east of Chapel Lane, further development is unlikely to have an adverse impact on the existing landscape character.	
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	?	There are no designated heritage assets within the site but there are three scheduled monuments in the surrounding area. The nearest is the "Henge 850 metres southeast of Foss Road Farm" which lies beneath a car park within the Moorbridge Road Industrial Estate (approximately 110 metres from the sites southern boundary). The Roman small town of Margidunum lies 300 metres to the north and Bingham Medieval Settlement lies approximately 500 metres to the southeast. The nearest Listed Buildings are mostly located in and around the centre of Bingham with all but two being within Bingham Conservation Area.	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.

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?	-	side of Chapel Lane and beyond the northern boundary of the site on the east side of Chapel Lane. These date from Paleolithic to Neolithic eras and were recovered following a parish fieldwalking project in 2004-2009. On the east side of Chapel Lane the site is classified as Grade 1 or 2 agricultural land, albeit construction of the approved residential development is now substantially underway in those areas. On the west side of Chapel Lane the site is classified as mainly Grade 3b with an smaller area of Grade 3a land in the north corner upon which the initial phases of residential development have been completed. Development would likely increase household/commercial waste per head. The site does not fall within an	Ensure that any relevant requirements within Policy 21 of the Rushcliffe Local Plan Part 1 are carried forward.
	Will it sterilise mineral reserves which can be viably extracted?		The site does not fall within an area safeguarded for mineral extraction.	

## Broad Area: R06 Radcliffe on Trent

## Site: R06.1PA Hall Farm, Grantham Road

Factors	Details
SHLAA reference	SHLAA/RAD/052
Size	48 ha.
No of dwellings/ estimated	700 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agricultural

## Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but is a single site that adjoins a key settlement and is of sufficient size to provide a strategic level of housing. The site is of sufficient size that it could provide housing that would make a significant contribution towards meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	<ul><li>Will the site provide jobs?</li><li>Will the site provide job opportunities for unemployed people?</li><li>Will the site provide new job opportunities in areas of deprivation?</li></ul>	+	The site is not currently used for employment/ retail/mixed use purposes but is being promoted with the potential for unspecified amount of employment/retail use. The site may provide some job opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that if employment uses are provided they include opportunities for unemployed people. 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	The site is not allocated for employment, retail, mixed use or specific employment uses. The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings The site is not 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	+	The site is not allocated for town centre uses or mixed use in a shopping centre but is being promoted with the potential for retail uses. The centre of the site is more	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.
centres.	Will the site result in a loss of town centre use or mixed use in a shopping centre?		than 400m from the Radcliffe on Trent Local Centre but is within 30 minutes travel time of it on foot and bicycle, albeit there is no footpath on the south side of the A52 from the site entrance to the nearest pedestrian crossing at the junction of Cropwell Road.	Consider limiting number of town centre units serving the development.
			The site would not 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	+	The site is within 30 mins travel	Ensure that footway along the
Well-Being	minutes travel time of a		time by car and bike of the	southern side of A52 to
To improve	health facility?		Radcliffe on Trent Health Centre.	Cropwell Road junction is
health and well-				provided to improve pedestrian
being and reduce	Is the site within 400		Site is over 400 metres walking	access to Radcliffe on Trent
health	metres walking distance of		distance from allotments off the	village and its health and
inequalities.	a recreational area or		A52 to the northeast but there is	recreational facilities.
	accessible blue-green		no footpath along the southern	
	infrastructure e.g. country		side of the A52 between the site	The site is off sufficient size
	parks, open spaces,		entrance and the crossing at	that new open space and
	playing fields, allotments,		Cropwell Road junction. The	accessible BGI could be
	watercourses?		nearest recreation ground	created that links to the
			(excluding public footpaths) is the	existing woodland adjoining
	Will the site result in a loss		Radcliffe on Trent Skate	the western edge of the site.
	of recreational area or		Park/Recreation Ground off	
	accessible blue-green		Wharf Lane. This is over 400m	
	infrastructure e.g. country		from the site on the north side of	
	parks, open spaces,		the village. Approximately a 30-	
	playing fields, allotments,		minute walk or 10-minute cycle	
	watercourses?		ride from the site.	
			The site would not result in the	
			loss of existing recreational open	
			space or accessible BGI.	
6. Community	Will the site be designed to	?	Uncertain as the impact of	Ensure policies in the Local
Safety	contribute to a safe secure		development upon crime is	Plan in general promote a safe
To improve	built environment through		dependent upon design and a	secure environment for new
community	designing out crime?		series of secondary factors not	development
safety, reduce			related to site allocation	
crime and the				
fear of crime.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	Site is over 400m walking	Ensure that footway along the
Inclusion	metres walking distance of		distance from the community	southern side of A52 to
To promote and	community facilities e.g.		facilities within Radcliffe on Trent	Cropwell Road junction is
support the	post office, community		but is within 30 minutes travel	provided to improve pedestrian
development and	centres, leisure centres,		time by bike and on foot from the	access to Radcliffe on Trent
growth of social	libraries, schools etc.?		library and post office in Radcliffe	and its community facilities.
capital and to			on Trent, albeit lacking a footway	
improve social	Will the site result in a loss		along the south side of the A52.	
inclusion and to	of a community facility?		-	
close the gap			Development of the site would	
between the most	Is the site located in or		not result in a loss of a	
deprived areas	adjoining a deprived area?		community facility.	
within the plan	· - ·			
area.			The site is not within or adjoining	
			a deprived rea.	

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?		Nearest bus stop is more than 800 metres from the site and is on the north side of the A52. The nearest crossing is at Grantham Road/Cropwell Road junction and lacks a footway on the south side from the site entrance. The next nearest bus stop on the south of the A52) is also more than 800 metres from the site. This provides an hourly service (nos. 90 and 90A Fosseway Flyer) to Nottingham. The site adjoins the main built-up area of Radcliffe on Trent albeit is separated from the settlement by the A52 and lacks a direct pedestrian route to the existing businesses within the village. The site is within 30 minutes travel time by bus of the community facilities, schools, retail centres and employment areas in Radcliffe on Trent.	Ensure that provision is secured for bus services to enter the site to serve the development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change,
and to develop low carbon energy resources	Will the site include provision of renewable technology?		efficiency measures or nature- based solutions	including the provision of SuDS and priority habitats (that help to sequester carbon,
and encourage nature-based solutions to	Is the site for a specific renewable energy?			provide shaded areas and reduce temperatures); encourages active travel rather
climate change.	Is the site for the development of community energy systems?			than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 1km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car and provision for EV usage.

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 at very low risk of flooding (less than 0.1% each year) from rivers but there are several narrow strips running northeast/southwest across the site that are at low risk of surface water flooding with an area to the south of Hall Farm at medium and high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and	Will it meet the biodiversity net gain requirements?	0	The site is considered to be of sufficient size for 10% BNG to be met within the site.	Ensure existing hedgerows are retained and enhanced.
Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		There are no designated sites of nature conservation interest within or adjoining the site and development of the site would not result in the loss of any designated site of nature conservation interest. The site contains some hedgerows, which are a local priority habitat and likely to be affected/lossed by development. The existing wooded plantation that adjoins the southwest boundary of the site is part of the Cotgrave Forest Ecological Network (Focal Area) identified as a Biodiversity Opportunity Area within Appendix E of the Rushcliffe Local Plan Part 2.	Ensure development provides new multifunctional BGI, including wildlife corridors. Ensure development provides enhancements to the existing wooded plantation adjoining the site.

14. Landscape	Will it have an adverse	-	The site itself is within the	Ensure development proposals
To protect and	impact on local landscape		Cotgrave and Tollerton Village	are supported by appropriate
enhance the	character?		Farmlands DPZ (SN04). The	landscape character
landscape			landscape condition and strength	assessments and design and
character.	Will it conserve, enhance		of the DPZ are both moderate	access statements specifically
	or restore the features and		and the overall landscape	address landscape impacts.
	characteristics of the		strategy is to enhance.	
	landscape in the present			Ensure development retains
	form?		The Growth Options study (July	and utilises existing landscape
			2020) rates the Broad Area (R06)	features and incorporates BGI,
	Will it create a new		as green for landscape and	sensitive design and layouts to
	landscape character?		topography. It notes that the busy	reduce visual intrusion upon
			A52 adds urban influences and	the landscape.
			lowers perceptions of tranquility	
			along the urban edge of the	
			settlement but notes existing	
			woodland and field boundaries	
			offer potential for tying	
			development into existing green	
			infrastructure. The study	
			suggests defensible boundaries	
			are formed by the road and rail	
			networks but identifies that	
			southern part of Broad Area is	
			best suited for development due	
			to its topography.	
			As with any development on a	
			greenfield site, there is the	
			potential for it to have some	
			impact on local landscape	
			character that is unlikely to	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			conserve it in its present form, however, at this stage it the severity of any impact cannot be determined. Although the site is located within the southern part of the Broad Area, it lies to the south of the A52 beyond a defensible boundary for the settlement.	
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	?	No designated heritage assets within or immediately (500m) adjoining the site but HER identifies that Palaeolithic to Bronze Age flints have been found within the site.	Ensure further archaeological site investigations are undertaken prior to allocation/development 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?	-	Site is entirely within Grade 3, but of unknown sub-grade (ie: 3a or 3b). Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site. Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land

## Site: R06.2PA – East of Radcliffe on Trent

Factors	Details
SHLAA reference	SHLAA/RAD/054
Size	54 ha.
No of dwellings/ estimated	700 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing but is a single site of sufficient size that it could deliver a strategic level of housing adjoining both the key settlement of Radcliffe on Trent and the existing housing allocations off Shelford Road and north of Grantham Road. The site could provide housing that would make a significant contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	<ul><li>Will the site provide jobs?</li><li>Will the site provide job opportunities for unemployed people?</li><li>Will the site provide new job opportunities in areas of deprivation?</li></ul>	+	The site is not currently used for employment/ retail/mixed use purposes but is being promoted with the potential for unspecified amount of employment use. The site may provide some job opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that if employment uses are provided the development of the site includes opportunities for unemployed people. 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	The site is not allocated for employment, retail, mixed use or other specific employment uses. The development of the site would not involve the loss of employment, retail or mixed-use land. The development of the site could provide an opportunity for a new primary school.	Ensure that a new primary school is provided within the site to support the new residential development within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is not allocated for town	Consider limiting the number
Centres	town centre uses or mixed		centre uses or mixed uses within	and type of town centre uses
Increase the	use in the shopping		a shopping centre.	within the any new local
vitality and	centre?			centre, with retail floorspace
viability of			The site is more than 400m from	limited to no more than 280
existing shopping	Is the site within 400		the Radcliffe on Trent Local	sqm (net) per unit.
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time of it on foot and bike.	
	district centre or local			
	centre?		The site would not result in a loss	
			of town centre use or mixed use	
	Will the site result in a loss		in a shopping centre.	
	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?	+	The site is within 30 mins travel time by car or bike of Radcliffe on Trent Health Centre. The areas of the site north of the railway are more than 400m walking distance from a recreational area or accessible BGI. The area to the south of the railway adjoins National Cycle Route No.15 that runs along the north side of the A52. The site would not result in the loss of existing recreational open space or accessible BGI.	Ensure development creates new onsite multifunctional recreational open space. Ensure development provides access to the National Cycle route No15. Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to existing rights of way network.
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	+	Site is not within 400m walking	Ensure the provision of
Inclusion	metres walking distance of		distance of a community facility	additional community facilities
To promote and	community facilities e.g.		but is around 30 minutes travel	within the site to serve new
support the	post office, community		time by bike and on foot of	development.
development and	centres, leisure centres,		Radcliffe on Trent which provides	
growth of social	libraries, schools etc.?		a range of facilities including a	
capital and to			library, post office, primary and	
improve social	Will the site result in a loss		secondary schools.	
inclusion and to	of a community facility?			
close the gap			Development of the site would	
between the most	Is the site located in or		not result in a loss of a	
deprived areas	adjoining a deprived area?		community facility.	
within the plan				
area.			The site is not within a deprived	
			area.	

8. Transport	Is the site accessible by	+	The site is within 800 metres of	Ensure that a new access onto
To make efficient	public transport?		bus stops on the A52 Grantham	Shelford Road is provided to
use of the			Road (close to the existing	serve the northern part of the
existing transport	Is the site located in or		access to the business park).	site and the existing road
infrastructure,	adjoining the main built up		These provide regular services	bridge is upgraded to improve
help reduce the	area and has direct		every 10 minutes (the Mainline	the connectivity between the
need to travel by	route(s) from the site to		and nos. 90/90a Fosseway Flyer)	areas north and south of the
car, improve	existing businesses and		to Nottingham via West Bridgford	railway.
accessibility to	shopping centres?		and Bingham.	
jobs and services				Ensure that new pedestrian
for all and to	Is the site within 30		The A52 is also part of the	links are created along the
improve travel	minutes public transport		national highway network and	western boundary into the
choice and	time of community		identified as a strategic BGI	approved housing
accessibility.	facilities, schools, retail		network in the Greater	development on the south side
	centres and employment		Nottingham Blue Green	of Shelford Road that is
	areas?		Infrastructure Strategy.	currently being developed.
			The site adjoins the built-up area	
			of Radcliffe on Trent.	
			However, there is no direct	
			access to the site off Shelford	
			Road and therefore the parts of	
			the site north of the railway line	
			are currently only accessible from	
			the A52 Grantham Road via the	
			existing single width road bridge	
			over the railway (currently used to	
			access St James Business Park).	
			The railway station in Radcliffe is	
			approximately 30 minute walk or a 10 minute cycle from the site	
			and provides services to	
			and provides services to	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Nottingham (approx.11 minutes travel time) and Skegness (via Bingham).	
			The site is within 30 minutes travel time by public transport of the community facilities, schools, retail centres and employment areas in Bingham, West Bridgford and Nottingham.	
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature- based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon,
energy resources and encourage nature-based	Is the site for a specific renewable energy?			provide shaded areas and reduce temperatures);
solutions to climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	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	-	Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers but has some areas, primarily along the railway corridor that are at low, medium and high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
	be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	-	<ul> <li>The site is considered to be of sufficient size for 10% BNG to be provided within the site.</li> <li>Part of the Saxondale Railway LWS runs through the eastern part of the site (along the railway corridor) and development may have some impact upon this designated site.</li> <li>Development on the site will likely involve the loss of existing habitats, trees and hedgerows.</li> <li>The site is of sufficient size for development to include on-site open space.</li> </ul>	Ensure development is located away from the Saxondale Railway LWS Ensure existing hedgerows are retained and enhanced. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). The landscape condition and strength of the DPZ are both moderate. The overall landscape strategy is to conserve. The Growth Options study (July 2020) rates the Broad Area (R06) as green for landscape and topography. It notes that the land to the east of Radcliffe on Trent is slightly undulating arable farmland and both the railway line and A52 add urban influences that lower perceptions of tranquility. The study highlights the risk of coalescence with Upper Saxondale to the east and recommends a green buffer be left to prevent this from occurring.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.
		0	

site was considered to be low but
there are a number of
conservation interests and the
strong rural edge add value to the
settlement. Development on
Spellow Hill was also considered
likely to increase the prominence
of housing in the area. Due to
this, the landscape susceptibility
of this part of the site to change
was categorised as medium, as
was the landscape sensitivity. In
visual terms, the site forms a
strong rural setting to the
settlement, and this contributes to
a medium visual value. In terms
of visual susceptibility, the site
forms the rural setting for both
residential and transport
receptors and includes areas of
prominent land, resulting in a
medium susceptibility. Overall,
the visual sensitivity was
considered to be medium.
The study identified that part of
the site to the south of the railway
was comprised of
an arable field which runs
alongside the A52 and forms a
perpendicular finger to the main
settlement edge of Radcliffe on

Trent. Within this part of the site, it was concluded that there was a low landscape value, derived in part from the lack of recreational value and tranquility - particularly as a result of the busy A52. The landscape susceptibility was also categorized as low. Development on this part of the site would result in loss of good quality
arable land, as well as a perceived finger of development stretching into the rural context of the settlement. Overall, the landscape sensitivity was categorized as low.
In terms of visual amenity, there was no value attached to the site within its surroundings. However the study concluded that the site did form a part of the rural outlook for residential receptors. Overall, the visual susceptibility was considered to be low given the limited visibility of the site. The visual sensitivity was also considered to be low.
As with any development on a greenfield site, there is the potential for it to have some

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	There are no designated or non- designated heritage assets within the site but the HER identifies Spellow Farm as a historic building that may qualify as a non-designated heritage asset.	Ensure that appropriate surveys/assessments of non- designated heritage assets is undertaken prior to development/allocation of the site.

16. Natural Resources and WasteIs the site on high grade agricultural land:- - Grade 1 (excellent)The site is on very good (Grade 2) agricultural land.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 2 (very good) - Grade 3 (good)Development of the site would likely increase household waste per head.Will it lead to a loss of best agricultural land (agricultural soil grades 1, 2 and 3a)?Will the site reduce household and commercial waste per head?The site is on very good (Grade 2) agricultural land.	SA objectives	Site criteria questions	Score	Commentary	Mitigation
Will it sterilise mineral reserves which can be	16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and	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		The site is on very good (Grade 2) agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral	Mitigation

## Broad Area: R07 Lady Bay / Gamston

## Site: R07.1PA – East of Lady Bay

Comprised of sites:

- R07.1 Regatta Way
   R07.4E Land at Simkins Farm, Adboulton Lane

Factors	Details
SHLAA reference	SHLAA/HOL/501 (comprised of SHLAA/HOL/007 & SHLAA/HOL/001)
Size	48 ha.
No of dwellings/ estimated	900 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not adjoining an	Ensure development includes
To ensure that	housing?		existing allocation but is adjacent	a range of house types and
the housing stock			to the main built-up area of	tenures (including affordable
meets the	Will it meet the housing		Nottingham, within Rushcliffe.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			housing need.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	<ul><li>Will the site provide jobs?</li><li>Will the site provide job opportunities for unemployed people?</li><li>Will the site provide new job opportunities in areas of deprivation?</li></ul>	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	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	0	No impact as the site is not	
Structure and	employment, retail or		currently used for employment/	
Innovation	mixed use?		retail/mixed use purposes and is	
To provide the			proposed solely for housing	
physical	Is the site allocated for		development.	
conditions for a	specific employment uses			
modern	e.g. office-based?			
economic				
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 allocated for town	
Centres	town centre uses or mixed		centre uses.	
Increase the	use in the shopping			
vitality and	centre?		The site is not within 400m of	
viability of			West Bridgford District Centre but	
existing shopping	Is the site within 400		is within 30 minutes travel time of	
centres.	metres of a shopping		this centre by bus, bicycle or on	
	centre e.g. city centre,		foot.	
	district centre or local			
	centre?		The site would not result in a loss	
			of town centre use or mixed use	
	Will the site result in a loss		in a shopping centre.	
	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?	-	The site is within 30 mins travel time by car, bike and bus of West Bridgford Medical Centre. Holme Pierrepont Country Park is just over 400 metres from the edge of the site. There are playing fields within and adjacent to the site. The site may therefore result in the loss of paddocks, playing fields and watercourses.	Protect and enhance playing field provision to serve development. Protect and enhance watercourses through the site as a recreational resource.
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 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?	-	Other than the cricket pavilion, which could be considered to be a community facility, the site is not within 400m of any community facilities but is within 30 minutes travel time by bike and on foot from the post office and library within West Bridgford and the community centre at Gamston. Rushcliffe Arena leisure centre is within 30 mins travel time by bike. Development could lead to the loss of the cricket pavilion. The site is not located within or adjoining a deprived area. Overall balance minor negative.	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?	+	Bus stops on Radcliffe Road to the south and Abolton Lane to the north are within 800 metres of the site and both provide regular buses into Nottingham (ie: the Mainline, Rushcliffe Flyer, nos.90/90a Fosseway Flyer and no.11C). The site is adjacent to the main built up area of West Bridgford and is accessible to Nottingham via Radcliffe Road, and to West Bridgford via Davies Road. The site is within 30 minutes public transport time to most of the listed facilities and services within West Bridgford.	Provision of bus service through the site to serve areas away from the main bus routes.
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?		Site is on 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-basedWill it improve energy efficiency of existing or historic buildings?Will the site include provision of renewable technology?Will the site include provision of renewable technology?	efficiency of existing or historic buildings? Will the site include provision of renewable	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats
			(that help to sequester carbon, provide shaded areas and reduce temperatures);	
solutions to climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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 quest	ions Score	Commentary	Mitigation
<b>11. Pollution</b> 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 agglomeration zon Will the site cause additional harm to existing Air Quality Management AreaIs it likely to create Air Quality Manage Area?	Area e? an ? a new	The site adjoins the Nottingham Urban Area agglomeration zone. Whilst not in an AQMA, the main route to and from the site into Nottingham at Lady Bay Bridge is an AQMA, development of the site may cause increased emissions to this AQMA.	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	Is the site within or		The site is within zone 3a of the	Any planning applications
and Water	adjacent EA Flood Zone:-		Environment Agency's flood	should be accompanied by a
Quality	- 1 (Low Probability);		mapping zones although more	site specific Flood Risk
To minimise the	- 2 (Medium Probability);		detailed work undertaken through	Assessments which consider
risk of flooding	- 3a (High Probability); or		the Greater Nottingham Strategic	breaches/ overtopping of flood
and to conserve	- 3b (The Functional		Flood Risk Assessment	defenses and incorporate a
and improve	Floodplain)?		categorises large areas of the site	site layout that does not
water quality.			as at 1 in 20 year risk of flooding,	increase flood risk on and off
	Will it deteriorate river		and therefore effectively	site.
	habitat in-stream and the		functional flood plain.	
	riparian zone adjacent			
	floodplain habitats?		Potential to impact on river	
			habitats through the tributaries	
	Will the site cause any		that run through the site.	
	harm to the Source		-	
	Protection Zone or the		As tributaries run through the site,	
	water environment?		there is the potential to harm the	
			water environment.	
	Can surface water run-off			
	be appropriately managed		Unknown at this stage if it is	
	without increasing flood		possible to manage surface water	
	risk elsewhere?		run-off without increasing the risk	
			of flooding elsewhere.	
			5	
			Part of the site is within zone 3	
			source protection zone.	

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 Unknown whether it will meet net gain requirements at this stage. The site is not a designated site of nature conservation interest however it lies adjacent to both the Grantham Canal and Gamston Pits Local Wildlife Sites. Development could possibly lead to a loss of trees and hedgerows within the site. No indication at this stage if offsite or onsite open space will be provided. It is not apparent whether there is any underused or undervalued open space within the site to improve.	MitigationRequirement for at least 10%biodiversity net gain, with onsite provision a priority as it is a greenfield site.Protect and enhance green infrastructure provision adjacent to the Grantham Canal and Gamston Pits.Retain where possible and enhance tree cover and hedgerows within the site.Ensure onsite and where possible off site open space is retained and enhanced.
	space? Will the site improve the underused or undervalued open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	-	The site within the Holme Pierrepont and Bassingfield Village Farmlands DPZ (TW03). The landscape condition for the DPZ is good and its sensitivity is moderate with the overall strategy being to conserve and reinforce. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	?	Unknown if it would result in development that is sympathetic to its surrounding in terms of design, layout and scale until detailed design stage. Late Upper Palaeolithic and Mesolithic Flints. Linear features of unknown origin east of Regatta Way. Simkins Farmhouse, a Grade II listed building is in the northern part of the site. The southern aspect of the building can be viewed from the site and the open aspect of the agricultural fields form part of its setting. Listed farmhouse has little association beyond proximity, association with outbuildings and former orchard all to the north would be unaffected. Screening and set-back from the road frontage could serve to mitigate	Ensure that appropriate surveys/assessments of designated and non- designated heritage assets is undertaken prior to development/allocation 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?		Site is classified as a mixture of Grade 2 Grade 3a and Grade 3b agricultural land. Development will lead to the loss of BMV agricultural land. Development of the site would likely increase household waste per head. Development of the site would sterilise sand and gravel deposits.	

## Site: R07.2PA – North of Gamston

Comprised of sites:

- o R07.2 Gamston East
- o R07.3 Gamston West

Factors	Details
SHLAA reference	SHLAA/HOL/502 (comprised of SHLAA/HOL/004 & SHLAA/HOL/014)
Size	151 ha.
No of dwellings/ estimated	2800 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture and Residential

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	This strategic site could provide	Ensure development includes
To ensure that	housing?		approximately 2,800 houses in a	a range of house types and
the housing stock			location adjoining the main urban	tenures (including affordable
meets the	Will it meet the housing		area of West Bridgford.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			housing need.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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 0	CommentaryNo impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.The site is not within an area of deprivation.	Mitigation The size of this site may offer opportunities to include employment creating uses. 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	0	No impact as the site is not	The size of this site does offer
Structure and	employment, retail or		currently used for employment/	opportunities to include
Innovation	mixed use?		retail/mixed use purposes and is	educational facilities (if
To provide the			proposed solely for housing	required) and/or employment
physical	Is the site allocated for		development. It is assumed all	space for high knowledge
conditions for a	specific employment uses		housing sites make appropriate	sector.
modern	e.g. office-based?		education provision.	
economic				
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 allocated for town	Ensure that a pedestrian/cycle
Centres	town centre uses or mixed		centre use or mixed use in a	crossing is provided A52 to
Increase the	use in the shopping		shopping centre.	create a direct access to
vitality and	centre?			Gamston CNI.
viability of			The site is more than 400 metres	
existing shopping	Is the site within 400		from West Bridgford District	
centres.	metres of a shopping		Centre and the Gamston Centre	
	centre e.g. city centre,		of Neighbourhood Importance but	
	district centre or local		is within 30 minutes travel time of	
	centre?		the Gamston CNI on foot and	
			bike, within 30 minutes travel time	
	Will the site result in a loss		by bike from West Bridgford	
	of town centre use or		District Centre and just over 30	
	mixed use in a shopping		minutes from that centre on foot.	
	centre?			
			The site would not 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?	+	The site is within 30 mins travel time by bike and car from both West Bridgford Medical Centre and Lings Bar non-Emergency Hospital. The Grantham Canal, which is identified as a Primary Strategic Blue and Green Infrastructure Network, runs along the southern boundary of the site. This provides an active travel route into West Bridgford. The Trent Valley contains a number of Blue and Green Infrastructure assets, including sports facilities, active travel routes and nature reserves. These are located on the opposite side of the A52. The site would not result in the loss of existing recreational open space or accessible BGI.	Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.
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 improve social	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.? Will the site result in a loss	Score +	Commentary The site is not within 400 metres of any community facilities but supermarket, community hall and day centre at Gamston Centre of Neighbourhood Importance are within 30 minutes travel time on foot and by bike. The post office and library in West Bridgford are	Mitigation Ensure community facilities to support the development are provided within the site.
inclusion and to close the gap between the most deprived areas within the plan area.	of a community facility?		and library in West Bridgford are also within 30 minutes travel time by bus and on a bike as is the Rushcliffe Arena leisure centre. The site would not result in the loss of a community facility. The site is not within or adjoining a deprived area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>SA objectives</b> <b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	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 facilities, schools, retail centres and employment areas?	+	CommentaryThe bus stop on Radcliffe Roadto the north is approximately1200 metres from the site andprovides regular buses intoNottingham (ie: the Mainline,Rushcliffe Flyer, nos.90/90aFosseway Flyer). Bus services toWest Bridgford and Radcliffe onTrent (nos. 33, 853, 23 and N44)are also available within theGamston Centre ofNeighbourhood Importance, butare approximately 1600 metresaway across the A52.The site is located directlyadjacent to the main built up areaof West Bridgford, albeit separatefrom it by the A52. The GamstonCNI which includes a medicalcentre, community centre, daynursery and supermarket areapproximately 20 minutes awayon foot.The site is within 30 minutespublic transport time to most ofthe listed facilities and serviceswithin West Bridgford.	Mitigation Ensure that provision is secured for existing bus services to enter the site to serve the development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on greenfield land, with the	
Land	site?		exception residential properties at	
To make efficient			Bassingfield.	
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 ChangeWTo minimisehienergy usage and to developWlow carbonP	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature- based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats
energy resources and encourage nature-based	Is the site for a specific renewable energy?			(that help to sequester carbon, provide shaded areas and reduce temperatures);
solutions to climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is located 700m west of the A52/Stragglethorpe Road AQMA.	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)?	+	A small part of the site is at risk of flooding from rivers and streams. Small area at risk of surface water flooding.	Ensure surface water management/mitigation measures (SuDS) are secured within the site.
water quality.	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?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		The Grantham Canal is identified as a BGI corridor within the LP2 and GN BGI Strategy. The A52 cycleway is identified as a BGI corridor in the GN BGI Strategy. There are numerous hedgerows that cross the site. Some scrubland in parts and some grassland and watercourses, including the Grantham Canal which is a LWS. All of these are priority habitats that should be retained and enhanced.	Ensure development provides onsite multifunctional BGI that contributes to biodiversity net- gain and provides both formal and informal recreational open space. Where possible, hedgerows, watercourses and grassland should be retained and enhanced. The Grantham Canal and A52 BGI corridors should be enhanced, through the provision of complementary and multifunctional open spaces that benefit residents and wildlife.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul><li>Will it have an adverse impact on local landscape character?</li><li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li><li>Will it create a new landscape character?</li></ul>		The site is within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition and strength of are both moderate and the overall strategy is to enhance. The Growth Options study (July 2020) concludes that the Broad Area (R07) is potentially suitable for development due to largely flat topography and medium landscape sensitivity offering potential for distinctive development and views being largely contained to within the area of search. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	There are a number of non- designated heritage assets within the site, including a possible longbarrow, and old field system and cropmarks. Rectangular enclosure with circular feature within, small circular feature indicates possible Roman settlement. Grantham Canal to the south is also a non-designated heritage asset. Potential harm to archaeological features. Harm to the setting of the canal.	Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application. Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a BGI asset/corridor. Longbarrow feature might need particular attention if confirmed.

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 site is predominantly Grade 3 agricultural land.	Ensure that agricultural land survey is carried out prior to allocation/development to
Management To prudently manage the	<ul> <li>Grade 2 (very good)</li> <li>Grade 3a (good)</li> <li>Grade 3b (moderate)</li> </ul>		The site would increase household waste.	establish the sub-grade of the land within the site.
natural resources of the area including soils, safeguarding minerals and waste.	<ul> <li>Grade 4 (poor)</li> <li>Grade 5 (very poor)?</li> <li>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</li> <li>Will the site reduce household and commercial waste per head?</li> </ul>		The site is within the Trent Valley Sand and Gravel Mineral Safeguarding Area.	Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.
	Will it sterilise mineral reserves which can be viably extracted?			

## Broad Area: R08 Cotgrave

## Site: R08.1PA – Colston Gate

Factors	Details
SHLAA reference	SHLAA/COT/007
Size	29 ha.
No of dwellings/ estimated	170 dwellings based on landowner's site submission
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	+	The site is not allocated for	Ensure development includes a
To ensure that	housing?		housing but is promoted to	range of house types and
the housing stock			deliver between 150-170	tenures (including affordable
meets the	Will it meet the housing		homes.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a modest	
travelling			contribution to meeting the	
showpeople.			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?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation but parts of Cotgrave which adjoin the site to the west are within the worst 20.1% to 40% and 40% to 60% on the Indices of Multiple Deprivation 2019.	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 currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is not allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The centre of the site is more	
existing shopping	Is the site within 400		than 400 metres from Cotgrave	
centres.	metres of a shopping		Local Centre but is within 30	
	centre e.g. city centre,		minutes travel time of it on foot	
	district centre or local		or by bicycle, albeit there is no	
	centre?		pedestrian footway on Colston	
			Gate beyond the village edge.	
	Will the site result in a loss			
	of town centre use or		The site would not result in a	
	mixed use in a shopping		loss of town centre use or mixed	
	centre?		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?	+	The centre of the site is within 30 mins travel time by bicycle and car of Cotgrave Surgery. Grassmere Play Area adjoins part of the western boundary of the site but currently there is no direct access through the boundary. Cotgrave Country Park and the Grantham Canal BGI are within 20 minute walk of the site. Maddison Park is within a 3 minute cycle ride. The site would not result in the loss of recreational area or accessible blue-green infrastructure.	Ensure a direct pedestrian link is created from the site boundary into Grassmere Play Area. Ensure that a pedestrian footway/cycleway is created on south side of Colston Gate to link with the existing footpath at the village edge. Ensure improvements to the existing bridleway (Cotgrave BW5) are provided to enhance links to Cotgrave Country Park and Grantham Canal BGI networks.
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 site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		walking distance of community	support the development are
To promote and	community facilities e.g.		facilities but is within 30 minutes	provided.
support the	post office, community		travel time by bike or on foot	
development and	centres, leisure centres,		Cotgrave, which provides a	
growth of social	libraries, schools etc.?		range of community facilities	
capital and to			including a library, post office,	
improve social	Will the site result in a loss		leisure centre and primary	
inclusion and to	of a community facility?		schools.	
close the gap				
between the most			Development of the site would	
deprived areas	adjoining a deprived area?		not result in a loss of a	
within the plan			community facility.	
area.				
			The site is not within an area of	
			deprivation but parts of	
			Cotgrave which adjoin the site to	
			the west are within the worst	
			20.1% to 40% and 40% to 60%	
			on the Indices of Multiple	
			Deprivation 2019.	

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 bus stop on Colston Gate is more than 800 metres from the site. This provides an hourly bus service to Nottingham, which takes approximately 30 minutes (The Cotgrave). The site adjoins the main built up area of Cotgrave but lacks a direct pedestrian route on the south side of Colston Gate into the village. The site is within 30 minutes travel time by public transport of community facilities, schools, retail centres and employment areas in West Bridgford.	Ensure that a pedestrian footway/cycleway is created on south side of Colston Gate to link with the existing footpath at the village edge to provide an improved pedestrian route to bus stops.
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?		Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources	provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	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
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but areas close to the boundary with Colston Gate are at medium risk of flooding from surface water. There are also narrow areas at the eastern and western parts of the site that are at mainly low and medium risk but with some small areas at high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	0	It is assumed any new development of the site would meet the required 10% BNG. There are no designated nature conservation interests within or adjacent to the site however it is bounded by some hedgerows which are a LBAP habitat. Given the site's topography, development is more likely to be focused on the northern part, close to Colston Gate. There is an opportunity for the remaining parts of the site, in the vicinity of Smiths Round Hill and Cotgrave Gorse, to be enhanced with new woodland planting along the ridgeline as well as the provision of new strategic open space.	Ensure hedgerow quality and connectivity is preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated. Ensure existing woodlands within the site are enhanced and a new linear woodland along the ridgeline is created to support the objectives of the Cotgrave Forest Biodiversity Opportunity Area (see Appendix E Rushcliffe Local Plan Part 2 - 2019). Ensure that the plateau in the central/southern part of the site is used to create new strategic open space with pedestrian connectivity the existing nearby woodland.

14. Landscape	Will it have an adverse	-	The site is primarily within the	Ensure development proposals
To protect and	impact on local landscape		Cotgrave Wooded Clay Wolds	are supported by appropriate
enhance the	character?		DPZ (NW04). The landscape	landscape character
landscape			condition and strength of this	assessments and design and
character.	Will it conserve, enhance		DPZ are both moderate with the	access statements specifically
	or restore the features and		overall landscape strategy being	address landscape impacts.
	characteristics of the		enhance.	_ , , , , , , ,
	landscape in the present			Ensure development retains and
	form?		The Growth Options study (July	utilises existing landscape
			2020) rates the Broad Area	features and incorporates BGI,
	Will it create a new		(R08) as green for landscape	sensitive design and layouts to
	landscape character?		and topography. It notes that the	reduce visual intrusion upon the
			land either side of Cotgrave is	landscape.
			comprises medium to large	
			arable fields and is typical of the surrounding rural area. The	
			study notes that perceptions of	
			tranguility are high away from	
			the minor roads to the east and	
			west of Cotgrave and on the	
			west side Colston Gate acts as	
			a defensible boundary along	
			with existing field boundaries.	
			with existing field boundaries.	
			A Landscape and Visual	
			Analysis carried out in 2018 for	
			the Local Plan Part 2 concluded	
			that the northern parts of the site	
			(next to Colston Gate) were	
			potentially suitable for	
			development due the landscape	
			susceptibility and sensitivity both	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			being low and overall visual sensitivity also being low. The southern parts of the site (up the hill to the ridge) were not part of the study area but given its prominence development in that area is unlikely to conserve or enhance the landscape in its present form.	
			As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	There are no designated or non- designated heritage assets within the site. The southern part of the site is close to the line of the Fosse Way (A46). The development of the site would be unlikely to harm the significance of any designated or non-designated heritage assets or their settings.	Ensure further archaeological site investigations are undertaken prior to allocation/development of the site given its proximity to the Fosse Way Roman Road.

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?	-	Site is entirely within Grade 3, but of unknown sub-grade (i.e.: 3a or 3b). Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that agricultural land survey is carried out prior to allocation/development to establish the sub-grade of the land within the site. Ensure development of site avoids areas that are classified as good (grade 3a) agricultural land.

## Site: R08.5PA – Former Cotgrave Colliery Strategic Allocation (Policy 23 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	N/A (all dwellings have been delivered)
Size	36 ha.
No of dwellings / estimated	N/A (all dwellings have been delivered)
employment floorspace	
Existing Use	Former colliery

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	<ul> <li>The site is allocated for housing within the adopted Local Plan Part 1: Core Strategy.</li> <li>Planning permission for 470 homes was granted in 2014 and the residential element of the development was completed in 2019.</li> <li>Delivery of this strategic site made a significant contribution to meeting the Borough's housing needs.</li> <li>Retention of this allocation cannot deliver SA housing objectives.</li> </ul>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	<ul><li>Will the site provide jobs?</li><li>Will the site provide job opportunities for unemployed people?</li><li>Will the site provide new job opportunities in areas of deprivation?</li></ul>	+	The strategic allocation within the Local Plan Part 1: Core Strategy includes 4.5 hectares of employment land within the northern area of the site, either side of Colliers Way. Whilst land east of Colliers Way has been developed, land to the west has yet to receive planning permission and is not yet developed. Although the majority of the site has been developed, retaining the allocation will provide further employment in a location adjoining a key settlement.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?	+	The strategic allocation within the Local Plan Part 1: Core Strategy includes 4.5 hectares of employment land within the northern area of the site, either side of Colliers Way. Whilst land east of Colliers Way has been developed, land to the west has yet to receive planning permission and is not yet developed. B1, B2 and B8 uses are proposed.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
	Is the site allocated for mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping</b> <b>Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss	+	The strategic allocation, including undeveloped employment land, is within a 30- minute walk of Cotgrave's Local Centre. The site would not result in the loss of a town centre use or mixed use in a shopping area/	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
	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?	+	The allocation, including undeveloped employment land, is within a 30 minute walk of the health centre within the local centre. The strategic allocation is adjacent to the Cotgrave Country Park and Grantham Canal.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
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 that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	Community facilities, including a	Ensure that any relevant
Inclusion	metres walking distance of		health centre and police station	requirements within Policy 23 of
To promote and	community facilities e.g.		within Cotgrave Local Centre,	the Rushcliffe Local Plan Part 1
support the	post office, community		and schools and leisure centre	are carried forward.
development and	centres, leisure centres,		are all within a 20 minute walk.	
growth of social	libraries, schools etc.?			
capital and to				
improve social	Will the site result in a loss			
inclusion and to	of a community facility?			
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
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 is within 400 metres of bus stops on Hollygate Lane that provide services to the key settlements at Radcliffe on Trent, Bingham and Keyworth (nos. N71, T3 and N.32). The site has four bus stops running through it providing a service to Nottingham (no.33). The site adjoins the main built up area of Cotgrave and has direct routes to the villages Local Centre. The site is within 30 minutes travel time by public transport of the facilities in West.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
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?	++	Site is on brownfield land adjoining the key settlement.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.
and encourage nature-based	Is the site for a specific renewable energy?			
solutions to 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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	0	No impact as the site does not impinge on any existing Air Quality Management Area and does not fall within Nottingham Urban Area agglomeration zone	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

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?	++	Land adjacent to the canal is at risk of flooding, however developed area and remaining undeveloped employment land is within Flood Zone 1. The site is more than 8 metres from a river or other watercourse and is unlikely to deteriorate river habitat in- stream and the riparian zone adjacent floodplain habitats. The site is not within or adjacent to an SPZ.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	0	Grantham Canal comprises the southern boundary of the site. This is identified in the Greater Nottingham Blue Green Infrastructure Strategy as a primary strategic BGI network. The canal is a local wildlife site, as is the neighbouring Cotgrave Country Park. However, land in closest proximity to the canal has been developed for residential and the remaining undeveloped employment land is on the opposite side of the allocation. Effects on biodiversity and BGI unlikely.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	0	<ul> <li>Planning permission for 470</li> <li>homes was granted in 2014 and the residential element of the development was completed in 2019. Remaining undeveloped area is limited to the northwest corner of the site.</li> <li>SN04 Cotgrave and Tollerton Village</li> <li>Farmlands. The overall landscape strategy is Enhance and Restore.</li> <li>High quality setting in a bowl surrounded by reclaimed waste tips that form part of the country park.</li> </ul>	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	The Grantham Canal would be considered a non-designated heritage asset, however residential development closest to the canal has been completed. The remaining undeveloped employment land is on the opposite side of the allocated site. There are no other built and historic constraints within or in close proximity of the site.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

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?	0	The site, including the undeveloped employment land is previously developed brownfield land.	Ensure that any relevant requirements within Policy 23 of the Rushcliffe Local Plan Part 1 are carried forward.

## Broad Area: R10 Edwalton, West Bridgford

## Site: R10.1PA – West of Sharphill Wood

Factors	Details
SHLAA reference	SHLAA/WBR/049
Size	34 ha.
No of dwellings / estimated	300 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Site criteria questions Is the site allocated for housing? Will it meet the housing need?	+	CommentaryThe site is not allocated for housing but adjoins an existing allocation and the main urban area of West Bridgford.If suitable for development in its entirety, the size of the site means that it could possibly be capable of delivering a strategic level of growth to meet the housing need, however not all of the site is currently being promoted for housing development (limited to 300 dwellings). This could provide housing that would make a	Mitigation Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
			modest contribution to meeting the 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?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	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	0	The site is not allocated for	
Structure and	employment, retail or		employment, retail, mixed use or	
Innovation	mixed use?		specific employment uses.	
To provide the				
physical	Is the site allocated for		The development of the site	
conditions for a	specific employment uses		would not result in the loss of	
modern	e.g. office-based?		employment, retail or mixed-use	
economic			land.	
structure	Will the site involve the			
including	loss of employment, retail		The site is not for new	
infrastructure to	or mixed use land?		educational buildings	
support the use				
of new	Is the site for new		The site is not allocated for mixed	
technologies.	educational buildings?		live-work units.	
	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 allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The site is more than 400 metres	
existing shopping	Is the site within 400		from West Bridgford District	
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time of it by bicycle (but not	
	district centre or local		on foot).	
	centre?			
			The site would not result in a loss	
	Will the site result in a loss		of town centre use or mixed use	
	of town centre use or		in a shopping centre.	
	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?	+	The site is within 30 minutes travel time of West Bridgford Medical Centre by bike and car. The site within 400 metres of Sharphill Wood Local Nature Reserve and Wilford Hill Wood LWS. The site would not result in the loss of existing recreational open space, although a network of public footpaths run across the northern half of the site that could be affected.	Ensure any development enhances existing footpaths into Sharphill Wood LNR, Wilford Hill Woods LWS.
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 site is not within 400m of any	Ensure community facilities to
Inclusion	metres walking distance of		community facilities but is within	support the development are
To promote and	community facilities e.g.		30 minutes travel time by bike	provided.
support the	post office, community		from the library, post office in	
development and	centres, leisure centres,		West Bridgford (slightly longer on	
growth of social	libraries, schools etc.?		foot) and within 30 minutes travel	
capital and to			time on either foot or by bike from	
improve social	Will the site result in a loss		Henman Primary & Nursery	
inclusion and to	of a community facility?		School, Rushcliffe Spencer	
close the gap			Academy Secondary School and	
between the most	Is the site located in or		the leisure facilities at the	
deprived areas	adjoining a deprived area?		Rushcliffe Arena.	
within the plan				
area.			Development would not lead to	
			the loss of a community facility.	
			The site is not located within or	
			adjoining a deprived 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 bus stop on Loughborough Road provides regular services into Nottingham (no 8) and to Loughborough (no.9) but is more than 800 metres from the site. The site adjoins the main built up area of West Bridgford but has limited direct routes into this area. The site can only be accessed from the busy A52 dual carriageway along the southern boundary. The site is within 30 minutes public transport time of most community facilities, schools, retail centres and employment areas within West Bridgford.	Major public transport improvements.
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?		Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change,
and to develop low carbon energy resources	provision of renewable technology?		efficiency measures or nature- based solutions.	including the provision of SuDS and priority habitats (that help to sequester carbon,
and encourage nature-based solutions to	Is the site for a specific renewable energy?			provide shaded areas and reduce temperatures); encourages active travel rather
climate change.	Is the site for the development of community energy systems?			than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site adjoins the Nottingham Urban Area agglomeration zone and is over 3km from nearest AQMA (Ladybay Bridge). Unknown at this stage whether development of the site would create a new AQMA.	Ensure development includes measures to reduce travel by car and provision for EV usage.

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	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but there are small areas within the site and along the southern boundary adjacent to the A52 that are at low to high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
	be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment,	Will it meet the biodiversity net gain requirements?	-	Unknown whether it will meet net gain requirements at this stage.	Requirement for at least 10% biodiversity net gain, with on-
<b>Biodiversity and</b> <b>Blue-Green</b> <b>Infrastructure</b> To increase biodiversity levels	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site is not a designated site of nature conservation interest however it lies adjacent to Sharphill Wood LNR and LWS	site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision
and protect and enhance blue- green infrastructure and	Is the site adjacent to a designated site of nature conservation interest?		Development of the site would result in the loss of trees and hedgerows.	Retain where possible and enhance hedgerows within the site.
the natural environment.	Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?		No indication at this stage if offsite or onsite open space will be provided.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off- site open space?		It is not apparent whether there is any underused or undervalued open space within the site to improve.	Development should avoid impacts on Sharphill Wood
	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 site is within the	Ensure development proposals
To protect and	impact on local landscape	Mickleborough Fringe DPZ	are supported by appropriate
enhance the	character?	(SN03). The landscape condition	landscape character
landscape		is moderate, and the character	assessments and design and
character.	Will it conserve, enhance	strength of the area is weak. The	access statements specifically
	or restore the features and	overall landscape strategy is to	address landscape impacts.
	characteristics of the	enhance and restore.	
	landscape in the present		Ensure development retains
	form?	The Growth Options study (July	and utilises existing landscape
		2020) rates the Broad Area	features and incorporates BGI,
	Will it create a new	(R010) as red for landscape and	sensitive design and layouts to
	landscape character?	topography. The study notes the	reduce visual intrusion upon
		presence of a steeply sloping	the landscape.
		hillside which rises to a high point in the centre of the area. It also	Development chevild evoid
			Development should avoid prominent areas of the site, in
		identifies the presence of the A52 along the southern boundary as a	particular slopes and
		factor that introduces noise and	ridgelines.
		movement that locally detracts	nugelines.
		from perceptions of tranquillity.	
		The study concludes that	
		development within the area has	
		the potential to result in the	
		perceived merging of the	
		settlements of Wilford and	
		Edwalton, albeit in the context of	
		the main built up area.	
		Additionally, it notes that the	
		settlement will enclose the	
		Southern Cemetery – an open	
		space whose eastern boundary is	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			currently adjacent to surrounding fields.	
			Given these factors it is considered the site would have an adverse impact on local landscape character.	
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	No impacts identified	Standard site investigations as part of any proposal.

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?		Site is classified as a mixture of Grade 2 Grade 3a and Grade 3b agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	

## Site: R10.2PA – Edwalton Golf Course

Factors	Details
SHLAA reference	SHLAA/WBR/146
Size	44 ha.
No of dwellings / estimated	740 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Golf Course

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing. But is being promoted to deliver up to 262 homes which would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet different housing needs.

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 currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	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	0	The site is not allocated for	
Structure and	employment, retail or		employment, retail, or mixed use.	
Innovation	mixed use?			
To provide the			The site is not allocated for	
physical conditions for a modern	Is the site allocated for specific employment uses e.g. office-based?		specific employment uses such as offices.	
economic			The site is not allocated for new	
structure	Will the site involve the		educational buildings and is not	
including infrastructure to support the use	loss of employment, retail or mixed use land?		allocated for mixed live-work units.	
of new	Is the site for new		The size and location of this site	
technologies.	educational buildings?		would offer only limited	
			opportunities to provide	
	Is the site allocated for		educational and/or	
	mixed live-work units?		retail/employment space to	
			support the modern economic	
			structure.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	+	The site is not allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The site is more than 400 metres	
existing shopping	Is the site within 400		from the West Bridgford District	
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time bicycle and bus (but	
	district centre or local		not on foot).	
	centre?			
			The site would not result in a loss	
	Will the site result in a loss		of town centre use or mixed use	
	of town centre use or		in a shopping centre.	
	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?	-	The site is within 30 minutes travel time by car, bus and bicycle of West Bridgford Medical Centre. The site is currently in use as a 9- hole golf course that itself is within a larger full size municipal golf course. Development of the site would result in the loss of part of the wider recreational area.	Protect and enhance the existing golf course as a recreational resource.
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?	0	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 site adjoins Edwalton	Ensure community facilities to
Inclusion	metres walking distance of		Primary school to the north west	support the development are
To promote and	community facilities e.g.		and is within 400 metres of	provided.
support the	post office, community		Edwalton church hall and	
development and	centres, leisure centres,		Edwalton day nursery.	
growth of social	libraries, schools etc.?			
capital and to			The site will not result in a loss of	
improve social	Will the site result in a loss		a community facility.	
inclusion and to	of a community facility?			
close the gap			The site is not located within or	
between the most	Is the site located in or		adjoining a deprived area.	
deprived areas	adjoining a deprived area?			
within the plan				
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 Woodview bus stop on Alford Road is close (within 400 metres) of the northern parts of the site. This provides a regular service (no.6) into Nottingham. The Bus stop on Melton Road (Edwalton Hall) is approximately 10 minutes' walk from southern and central parts of the site and provides regular services to Nottingham ('the Keyworth'). The site adjoins Edwalton and part of the wider West Bridgford urban area and has direct routes from the site into the West Bridgford District Centre. The site is within 30 minutes public transport time of the of community facilities, schools, retail centres and employment areas within West Bridgford.	Ensure that public transport infrastructure such as bus routes and bus stops are accessible from all parts of the sites as the under 10-minute description may be more for other areas of the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on greenfield land that is	
Land	site?		safeguarded.	
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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats
energy resources and encourage nature-based solutions to	Iow carbonienergy resourcestechnology?and encourageIs the site for a specificnature-basedrenewable energy?			(that help to sequester carbon, provide shaded areas and reduce temperatures);
climate change.	Is the site for the development of community energy systems?			encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the
	Will the site ensure that buildings are able to deal with future changes in climate?			uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site adjoins the NUAZ. It is unknown at this stage whether the site and potential developments could lead to a creation of a new Air Quality Management Area.	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 charging points.)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any		The site is at very low risk of flooding (less than 0.1% each year) from rivers but has large areas across the site that are at low to high risk of flooding from surface water.	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.
	harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		It is unknown at this stage if it would be possible for the site to meet the biodiversity net gain requirements. The site is not adjacent to a designated site of nature conservation interest, but its development would involve the loss of existing habitats or trees/hedgerows/ woodland. Additionally the development of the site would result in the loss of existing open space and will not improve underused or undervalued open space.	To ensure existing hedgerows are retained and enhanced. Ensure new developments provide replacement of wildlife habitats, trees and green spaces. Contributing to the achievement of 10% biodiversity net gain.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	-	The site is within the Gamston and Edwalton Meadowlands DPZ (TW01). The landscape condition and sensitivity of the DPZ are both moderate with the overall landscape strategy being to conserve and create. The Growth Options study (July 2020) rates the Broad Area (R11) as green for landscape and topography, however, the site comprises only a small part at the northern end of the Broad Area to the west of the A52. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

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?	-	A large proportion of the site is classified as Grade 3 agricultural land but of unknown sub-grade. Development would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the sub-grade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

## Site: R10.3PA – Land at Wilford Road

Factors	Details
SHLAA reference	SHLAA/RUD/060
Size	23 ha.
No of dwellings / estimated	325 dwellings based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing but is being promoted for between 300-400 homes. The site could provide housing that would make a modest contribution to meeting the housing need.	Ensure any development includes a range of house types and tenures (including affordable housing) meet different household requirements and financial positions.
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 currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	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	0	The site is not currently	The size and location of the site
Structure and	employment, retail or		allocated or used for	may offer limited opportunities to
Innovation	mixed use?		employment/retail/ mixed use or	include educational facilities
To provide the			specific employment uses.	and/or employment space for
physical	Is the site allocated for			high knowledge sector.
conditions for a	specific employment uses		The development of the site	
modern	e.g. office-based?		would not result in the loss of	
economic			employment, retail or mixed use	
structure	Will the site involve the		land.	
including	loss of employment, retail			
infrastructure to	or mixed use land?		The is not allocated or promoted	
support the use			for new educational buildings.	
of new	Is the site for new			
technologies.	educational buildings?		The site is not allocated for	
_	_		mixed use live-work units.	
	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 allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The centre of the site is more	
existing shopping	Is the site within 400		than 400 metres from	
centres.	metres of a shopping		Ruddington Local Centre but is	
	centre e.g. city centre,		within 30 minutes travel time of	
	district centre or local		it by bicycle, bus and on foot.	
	centre?			
			The site would not result in a	
	Will the site result in a loss		loss of town centre use or mixed	
	of town centre use or		use in a shopping centre.	
	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?	+	The centre of the site is within 30 minutes travel time by car, bus and bicycle of the medical centres in Ruddington, Clifton and West Bridgford. The site is adjacent to the Wilwell Farm Nature Reserve. The site would not result in the loss of existing recreational open space or accessible BGI.	Developments should ensure that the surrounding BGI and the wilwell Farm nature reserve is continued to be preserved and unharmed from potential developments. The site is also of sufficient size that it could provide further onsite multifunctional recreational open space to serve the development.
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 site is not within 400 metres	Ensure community facilities to
Inclusion	metres walking distance of		walking distance of community	support the development of the
To promote and	community facilities e.g.		facilities but has access to such	site.
support the	post office, community		facilities within 30 minutes travel	
development and	centres, leisure centres,		time by public transport.	Also ensure sufficient public
growth of social	libraries, schools etc.?			transport network to enable
capital and to			The site will not result in a loss	future developments to have
improve social	Will the site result in a loss		of community facilities.	access to surrounding facilities.
inclusion and to	of a community facility?			
close the gap			The site is not located in or	
between the most	Is the site located in or		adjoining a deprived area.	
deprived areas	adjoining a deprived area?			
within the plan	· - ·			
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 the built-up area of West Bridgford but is separated from it by the A52 and lacks a direct walking route into that area. The Local Centre in Ruddington is approximately a 25-minute walk from the site, along Wilford Road, albeit the footway is only on the eastern side. The bus stop on Wilford Road (Grange Court) is within 400 metres of the centre of the site and provides a service (no.3) every 30 minutes into Nottingham. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment in both Ruddington and West Bridgford.	Ensure that provision is secured for improved services of public transport to the site to be able to fulfill the potential future demand on the route along Wilford Road. Ensure that provision is secured to connect onto and enhance nearby national cycle routes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas	
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is not within close proximity of an Air Quality management area. Unknown at this stage whether development of the site would create a new AQMA.	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 charging 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?	-	Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers but has some areas either side of Wilford Road and along the southern edge of the area on the west side of Wilford Road that are at low, medium and high risk of surface water flooding.	Ensure water surface management/mitigation measures including SuDS 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	-	The Wilwell cutting SSSI and	Ensure existing hedgerows are
Environment,	net gain requirements?		LWS adjoins the western	retained and enhanced.
Biodiversity and			boundary of the site	
Blue-Green	Will it result in a loss of all			Ensure new development
Infrastructure	or part of or impact on a		The development of the site	provides new multifunctional
To increase	designated site of nature		would result in a loss of	BGI, including wildlife corridors.
biodiversity levels and protect and	conservation interest?		trees/hedgerows/ woodland.	Contributing to the achievement of at least 10% biodiversity net-
enhance blue-	Is the site adjacent to a			gain.
green	designated site of nature			
infrastructure and	conservation interest?			
the natural				
environment.	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?			
	space:			
	Will the site improve the			
	underused or undervalued			
	open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	?	The site is within the Mickleborough Fringe DPZ (SN03). The landscape condition is moderate, and the character strength of the area is weak. The overall landscape strategy is to enhance and restore. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	?	Could potentially impact the setting of the Greenhouse at Ruddington Golf course. Unsure whether it would promote heritage based tourism or regeneration, or whether it will lead to the adaptive reuse of a heritage asset.	Ensure that development avoids obscuring views of the greenhouse at Ruddington golf club. Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.

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 located within a predominantly Grade 2 agricultural land. It will lead to a loss of best and most versatile agricultural land. The site does not fall within an area safeguarded for mineral extraction.	

# Site: R10.4PA – Land south of Wheatcroft Island

Factors	Details
SHLAA reference	SHLAA/RUD/054
Size	113 ha.
No of dwellings/ estimated	2000 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies,	Is the site allocated for housing? Will it meet the housing need?	++	The site is not allocated for housing. The site could provide housing that would make a significant contribution to meeting the	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
travellers and travelling showpeople.			housing need.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.	Require employment and skills strategy and apprenticeships for local people during construction.
	Will the site provide new job opportunities in areas of deprivation?		The site is not within an area of deprivation.	

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	The site is not currently allocated or used for employment/retail/mixed use or specific employment uses. The development of the site would not result in the loss of employment retail or mixed-use land. The site is not allocated for new educational buildings. The site is not allocated for mixed live-work units.	The size of this site may offer limited opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.
4. Shopping Centres Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	?	The site is not allocated for town centre use or mixed use in a shopping centre.	

existing shopping centres.	Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?		The centre of the site is more than 400 metres from the nearest Local Centre in Ruddington but is within 30 minutes travel time on foot and bicycle, albeit there is no footpath along Flawforth Lane leading to Ruddington. The site would not result in a loss of town centre use or mixed use in a shopping centre.	
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 centre of the site is within 30 mins travel time by bicycle, car and bus of the both the Ruddington Medical Centre and the Cilfton Medical Centre. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. The site would not result in the loss of existing recreational open space or accessible BGI.	The site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to national cycling route networks.

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 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 is not within 400 metres walking distance of community facilities and is separated from the main built up area by the A53/A606, with no direct pedestrian/cycle links into West Bridgford/Edwalton and a limited number of bus stops in the vicinity of the site. The site will not result in a loss of a community facility. The site is not located in or adjoining a deprived area.	Ensure community facilities to support the development of the site are provided or ensure that sufficient public transport and infrastructure is provided to improve accessibility to West Bridford/Edwalton.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?		The site has no public transport routes/bus stops close to the site. The site is located close to south of Edwalton but is separated from it by the A52 and lacks a direct walking/cycling route to	Ensure improvements and development to/of pedestrian networks to create accessibility to the site for walking/cycling and access to public transport. Ensure that provision is secured for bus services to enter the site to serve the development.

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?		Edwalton. The Wheatcroft Roundabout lacks pedestrian crossings into Edwalton. The site is not within 30 minutes public transport time of community facilities, schools, retail centres and employment areas.	Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.
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	
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?	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes

	Is the site for the development of community energy systems?			solar gain/shading and the uses renewable energy technologies.
	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?			
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause	?	Site is not within NUAZ and is over 5km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public
posed by air, noise and other types of pollution.	additional harm to an existing Air Quality Management Area?		development of the site would create a new AQMA.	transport and provision of EV infrastructure (including private and public car changing points).
	Is it likely to create a new Air Quality Management Area?			

<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off	-	Majority of the site is at very low risk of flooding (less than 0.1% each year) from rivers, but there is a strip land along most of the sites southern boundary that has areas at both medium (between 1% and 3.3%) and high (greater than 3.3%) risk of flooding from rivers. Additionally, there are various areas along this strip and elsewhere across the site that are at low, medium and high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. Ensure that appropriate measure, such as site specific flood risk assessments are undertaken before development of the site.
13. Natural	be appropriately managed without increasing flood risk elsewhere? Will it meet the biodiversity	_	The site is of sufficient size for	Ensure existing hedgerows are
Environment, Biodiversity and	net gain requirements?	-	10% BNG to be met within the site.	retained and enhanced.
Blue-Green Infrastructure	Will it result in a loss of all or part of or impact on a		The site is not within or adjacent	Ensure new development provides new multifunctional
To increase biodiversity levels and protect and enhance blue- green	designated site of nature conservation interest?		to a designated site of nature conservation interest and is predominantly arable land.	BGI, including wildlife corridors (grassland, hedgerows, streams and ditches, and tree belts). Contributing to the achievement

infrastructure and	Is the site adjacent to a		Development on the site will	of at least 10% biodiversity net-
the natural environment.	designated site of nature conservation interest?		likely involve the loss of existing habitats, trees and hedgerows.	gain.
	Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?		The site is of sufficient size for development to include on-site open 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?			
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?	-	The site is primarily within the Mickleborough Fringe DPZ (SN03) with southern and eastern parts of the site within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition for SN03 is moderate, and the character strength of the area is	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
	Will it create a new landscape character?		weak. The overall landscape strategy for SN03 is to enhance and restore. The landscape	features and incorporates BGI, sensitive design and layouts to

			condition and strength for SN04 are both moderate and the overall landscape strategy for the DPZ is to enhance. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	reduce visual intrusion upon the landscape.
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for	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?	?	No designated heritage assets within the site. Scattered archaeological finds found, including medieval pottery and flint. Also an enclosure and linear feature identified in the northeast corner (adjacent to A606 and railway line) There is potential of further revealing of archaeological finds such as medieval pottery and flint. Unsure whether it will promote any heritage based tourism or heritage led regeneration.	Ensure that appropriate archaeological investigations of the site is undertaken prior to any development.

people to enjoy culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?		
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 predominantly classified as Grade 2 agricultural land with parts being Grade 3. The sites development will lead to a loss of best and most versatile agricultural land. Development of the site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure further assessment to establish whether the Grade 3 land within the site is 3a or 3b. Ensure development avoids any areas of land classified as Grade 2 and 3a.

# Site: R10.5PA – Melton Road Edwalton Strategic Allocation (Policy 20 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/WBR/047
Size	94 ha.
No of dwellings/ estimated	1776
employment floorspace	
Existing Use	Agriculture and Residential

## Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is allocated within the	Ensure that any relevant
To ensure that	housing?		adopted Local Plan Part 1: Core	requirements within Policy 20 of
the housing stock			Strategy as a site for housing for	the Rushcliffe Local Plan Part 1
meets the	Will it meet the housing		around 1,500 dwellings.	are carried forward.
housing needs,	need?			
including gypsies,			The site has 452 housing	
travellers and			completions with over 1,000 left	
travelling			to be developed.	
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?	+	The site is allocated as a site for up to 4 hectares of B1 and/or employment generating development. Planning permission has been granted for commercial and retail developments.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	The site has been allocated for	Ensure that any relevant
Structure and	employment, retail or		the provision of B1 and/or non-B	requirements within Policy 20 of
Innovation	mixed use?		class employment generating	the Rushcliffe Local Plan Part 1
To provide the			uses.	are carried forward.
physical	Is the site allocated for			
conditions for a	specific employment uses		The site is not allocated for	
modern	e.g. office-based?		mixed live-work units.	
economic				
structure	Will the site involve the		The site does not have further	
including	loss of employment, retail		allocation for Educational	
infrastructure to	or mixed use land?		facilities to be built further than	
support the use			the current facility (Rosecliffe	
of new	Is the site for new		Spencer Academy)	
technologies.	educational buildings?			
	Is the site allocated for			
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>SA objectives</b> <b>4. Shopping</b> <b>Centres</b> Increase the vitality and viability of existing shopping centres.	Site criteria questions 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	+	CommentaryDevelopment requirements for the allocation include the provision of a neighbourhood centre (including retail development).The site is within 30 minutes travel time of public transport, walking or cycling to the District Centre in West Bridgford.The site would not result in the loss of a town centre use or mixed use in a shopping area.	Mitigation Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
	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?	+	The site is within 30 minutes travel time via public transport, walking or cycling to a health facility. The site is within 400 metres walking distance of a recreational area. The site will not result in a loss of a recreational area but new open space has been provided as part of the development of the site and outline planning permission has been granted for the creation of a new Community Park (reserved matters application pending determination)	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
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 site is within 400 metres	Ensure that any relevant
Inclusion	metres walking distance of		walking distance of community	requirements within Policy 20 of
To promote and	community facilities e.g.		facilities.	the Rushcliffe Local Plan Part 1
support the	post office, community			are carried forward.
development and	centres, leisure centres,		The site will not result in a loss	
growth of social	libraries, schools etc.?		of a community facility.	
capital and to				
improve social	Will the site result in a loss		The site is not located in or	
inclusion and to	of a community facility?		adjoining to a deprived area.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	++	The site is accessible by public	Ensure that any relevant
To make efficient	public transport?		transport with the Keyworth bus	requirements within Policy 20 of
use of the			route running adjacent to the	the Rushcliffe Local Plan Part 1
existing transport	Is the site located in or		site on Melton Road.	are carried forward.
infrastructure,	adjoining the main built up		The site is adjoining to a sylating	
help reduce the	area and has direct		The site is adjoining to a existing	
need to travel by	route(s) from the site to		business and retail stores.	
car, improve	existing businesses and		The site is within 30 minutes	
accessibility to	shopping centres?			
jobs and services for all and to	Is the site within 30		public transport time of community facilities, schools,	
improve travel	minutes public transport		retail centres and employment	
choice and	time of community		areas.	
accessibility.	facilities, schools, retail			
accessionity.	centres and employment			
	areas?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield	-	The site is on predominantly	Ensure that any relevant
Land	site?		greenfield land	requirements within Policy 20 of
To make efficient				the Rushcliffe Local Plan Part 1
use of previously				are carried forward.
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	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	?	The site is not within the Nottingham Urban Area Agglomeration Zone. Unsure as to whether the site will cause additional harm to an existing Air Quality Management Area.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
	Is it likely to create a new Air Quality Management Area?		Unsure whether the site is likely to create a new Air Quality management 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)?	++	The site is located within EA Flood Zone 1	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
frator quality:	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?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	-	Development of the site would not result in loss of a designated site of nature conservation interest. The site is adjacent to the Sharphill Woods Local Wildlife Site. Development of the site will result in the loss of some existing hedgerows/field trees within the site. The provision of new open space at the between the early development phases and the existing houses on Edwalton Lodge Close has been laid out. Additionally a new community park within the site has outline planning permission with a reserved matters application (21/01349/REM) currently under consideration.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape	Will it have an adverse impact on local landscape character?	-	The site will potentially lead to an impact on local landscape character due to the site being located on greenfield land.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.
character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?		The site will create a new landscape character.	
	Will it create a new landscape character?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	The site will not result in a loss of or harm the significance of any designated or non- designated heritage assets or its setting. As there are no heritage assets within close proximity of the site It is unlikely that the site will promote heritage based tourism or heritage led regeneration nor will it lead to the adaptive reuse of a heritage asset.	Ensure that any relevant requirements within Policy 20 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural	Is the site on high grade	-	The eastern parts of the site are	Ensure that any relevant
Resources and	agricultural land:-		predominantly classified as	requirements within Policy 20 of
Waste	- Grade 1 (excellent)		Grade 2 agricultural land with	the Rushcliffe Local Plan Part 1
Management	- Grade 2 (very good)		western and northwestern parts	are carried forward.
To prudently	- Grade 3a (good)		being classified as Grade 3a or	
manage the	- Grade 3b (moderate)		3b.	
natural resources	- Grade 4 (poor)			
of the area	- Grade 5 (very poor)?		The site will result in the loss of	
including soils,			some best and most versatile	
safeguarding	Will it lead to a loss of best		agricultural land but	
minerals and	and most versatile (BMV)		development of the majority of	
waste.	agricultural land		the areas classified as Grade 2	
	(agricultural soil grades 1,		(with the exception of the	
	2 and 3a)?		paddock to the south of 245	
			Melton Road) and Grade 3a	
	Will the site reduce		(with the exception of the area	
	household and commercial		to the south of Alison Close)	
	waste per head?		have been completed or are	
			substantially under construction.	
	Will it sterilise mineral			
	reserves which can be		Development would likely	
	viably extracted?		increase household/commercial	
			waste per head.	
			The site does not fall within an	
			area safeguarded for mineral	
			extraction.	

### Area: Tollerton / Gamston

#### Site: R11.1PA – South of Gamston Strategic Allocation

Comprised of sites:

- R11.2 North of Tollerton
- R11.5 Land North of Medina Drive, Tollerton

Factors	Details
SHLAA reference	SHLAA/TOL/501 (comprising SHLAA/TOL/010, SHLAA/TOL/012 & SHLAA/TOL/002)
Size	88 ha.
No of dwellings/ estimated	1700
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site is not allocated for	Ensure development includes a
To ensure that	housing?		housing but is adjacent to the	range of house types and
the housing stock			Gamston and Tollerton strategic	tenures (including affordable
meets the	Will it meet the housing		allocation.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			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?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation.	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	0	The site is not allocated for	The size of the site may offer
Structure and	employment, retail or		employment, retail or mixed use.	limited opportunities to include
Innovation	mixed use?			educational facilities and/or
To provide the			The site is not allocated for	employment space for high
physical	Is the site allocated for		specific employment uses such	knowledge sector.
conditions for a	specific employment uses		as officed based employment.	
modern	e.g. office-based?			
economic			The site will not involve the loss	
structure	Will the site involve the		of employment, retail or mixed	
including	loss of employment, retail		use land.	
infrastructure to	or mixed use land?			
support the use			The site is not for new	
of new	Is the site for new		educational buildings.	
technologies.	educational buildings?			
			The site is not allocated for	
	Is the site allocated for		mixed live-work units.	
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Site criteria questions 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	O O	Commentary The site is not allocated for town centre use or mixed use in a shopping centre. The site is more than 400 metres from West Bridgford District Centre and the Gamston Centre of Neighbourhood Importance but is within 30 minutes travel time of the Gamston CNI by bicycle and bus.	Mitigation
	mixed use in a shopping centre?		The site would not 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?	++	The centre of the site is within 30 mins travel time by bicycle, car and bus of both West Bridgford Medical Centre and Lings Bar non-Emergency Hospital. The site is within 400 metres walking distance of a recreational area or accessible blue green infrastructure (Tollerton Open Space). The site would not result in the loss of existing recreational open space or accessible BGI.	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance access to national cycling route networks.
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 site is within 400 metres	Ensure main accessibility
Inclusion	metres walking distance of		walking distance of community	avenues to Tollerton and its
To promote and	community facilities e.g.		facilities located in Tollerton to	facilities are improve and
support the	post office, community		the south of the site.	sufficient to provide for the site if
development and	centres, leisure centres,			developed.
growth of social	libraries, schools etc.?		The site will not result in a loss	
capital and to			of a community facility.	
improve social	Will the site result in a loss			
inclusion and to	of a community facility?		The site is not located or adjoins	
close the gap			a deprived area.	
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
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 is not accessible by public transport. The site is adjoins the main built up area of Gamston but is separated from it by the A52. Pedestrian crossings exist that provide direct access across the A52 to the Gamston Centre of Neighbourhood Importance. The bus stops on Tollerton Lane to the east are located more than 400 metres from the centre of the site. These provide a range of bus services to Nottingham/Radcliffe on Trent (no.33) and West Bridgford/Gamston (no.853).	Ensure that provision is secured for bus services to enter the site to serve the development. Ensure provision is secured to connect onto and enhance nearby National Cycle Routes.
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?		Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester
energy resources and encourage nature-based	technology? Is the site for a specific renewable energy?			carbon, provide shaded areas and reduce temperatures); encourages active travel rather
solutions to climate change.	Is the site for the development of community energy systems?			than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (A52/Stragglethorpe Road). Unknown at this stage whether development of the site would create a new AQMA.	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
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers, but has areas of land across the site to the north and southwest of Hoylands Farm that are at low, medium and high risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
	without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		The site is of sufficient size for 10% BNG to be met within the site. The site is not within or adjacent to a designated site of nature conservation interest and is predominantly arable land. Development on the site will likely involve the loss of existing habitats, trees and hedgerows. The site is of sufficient size for development to include on-site open space.	Ensure existing hedgerows are retained and enhanced. Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for biodiversity enhancement and wildlife corridors within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	-	The site within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). Both the landscape condition and the character strength are moderate. The overall landscape strategy is to 'enhance and restore'. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>		There are no designated or non- designated heritage assets identified within the site. HER identifies ridge and furrow, cropmarks, and a well as possible archaeological features. The site provides a visual break between the historic core of Tollerton and the more recent 20th century developments of the village closer to the A606. The development of the land would merge these areas and significantly affect the setting of the historic settlement. Tollerton Hall, its grounds, St Peters Church and Bassingfield House are Grade II listed and are on the opposite side of Tollerton Lane.	Ensure development avoids obscuring views to Tollerton Hall, its grounds, St Peters Church and Bassingfield house. Ensure that appropriate archaeological investigations of the site are undertaken prior to any development.

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?		<ul> <li>The site is predominantly classified as Grade 2 agricultural land with parts being Grade 3.</li> <li>The sites development will lead to a loss of best and most versatile agricultural land.</li> <li>Development of the site would likely increase household waste per head.</li> <li>The site does not fall within an area safeguarded for mineral extraction.</li> </ul>	Ensure further assessment to establish whether the Grade 3 land within the site is 3a or 3b. Ensure development avoids any areas of land classified as Grade 2 and 3a.

## Site: R11.5 – East of Gamston North of Tollerton Strategic Allocation (Policy 25 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/TOL/008
Size	246 ha.
No of dwellings/ estimated	4000 based on Local Plan Part 1: Core Strategy Policy 25.
employment floorspace	
Existing Use	Agriculture and Airfield

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for around 2,500 dwellings before 2028 with up to a further 1,500 dwellings post 2028.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

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 allocated for around 20 hectares of employment land which could provide a strategic level of jobs (approximately 963, assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
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?	++	The site is allocated for a wide range of employment opportunities, including training opportunities. The site will not involve the loss of employment, retail or mixed- use land. The site is allocated to provide educational facilities.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping</b> <b>Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not located within 400 metres of a shopping centre such as a city centre or local centre. The site will not result in a loss of town centre use or mixed use shopping centre.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
	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?	+	The site is within 30 minutes travel time of a health facility. The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. The site could potentially lead to a loss of recreational area or accessible blue-green infrastructure.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
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 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 is not within 400 metres walking distance of community facilities. The site will not result in a loss of a community facility. The site is not located in or adjoining a deprived area.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
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 is accessible by public transport with bus routes operating along Tollerton Lane. The site is separated from the main built up area by the A52. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		The site is predominantly on	Ensure that any relevant
Land	site?		greenfield land	requirements within Policy 25 of
To make efficient				the Rushcliffe Local Plan Part 1
use of previously				are carried forward.
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	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.
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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham urban area agglomeration zone Unknown whether the site will lead to the creation of a new air quality management area.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	0	The site is predominantly within EA flood Zone 1 but it is partially within and adjacent to a flood zone 3 area to the south and east of the site.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	?	The site will not result in a loss of all or part of an designated site of nature conservation interest. The site is not adjacent to a designated site of nature interest The site could potentially lead to the loss of existing habitats or trees/hedgerows/woodlands.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse		The site could potentially have	Ensure that any relevant
To protect and	impact on local landscape		an adverse impact on local	requirements within Policy 25 of
enhance the	character?		landscape character.	the Rushcliffe Local Plan Part 1
landscape				are carried forward.
character.	Will it conserve, enhance		The site will not conserve,	
	or restore the features and		enhance or restore the features	
	characteristics of the		and characteristics of the	
	landscape in the present		landscape in the present form.	
	form?			
			The site will create a new	
	Will it create a new		landscape character.	
	landscape character?			

riteria questions So	core	Commentary	Mitigation
Iteria questions       Sector         result in       opment that is         opment that is       athetic to its         aunding in terms of       n, layout and scale?         result in a loss of or       the significance of         nated or non-       nated heritage         (s) or its setting?       enhance or better         I the significance of       eritage asset?         promote heritage       tourism or heritage         generation?       or heritage	<u>core</u> ?	Unsure whether any development would be sympathetic to its surrounding in terms of design layout and scale. The site could potentially lead to the loss of or harm the significance of the designated heritage assets within the sites boundaries. Unsure whether it will promote heritage led regeneration.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure any non-designated heritage assets within the site are protected and/or appropriately recorded.
lead to the adaptive			
of a heritage a		-	•

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 located within both grade 2 and 3 agricultural land. The sites development would lead to a loss of the best and most versatile agricultural land. Unsure as to whether the sites development would sterilise mineral reserves which can be viably extracted.	Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.

## Area: Ruddington

## Site: R12.1PA – West of Pasture Lane

Factors	Details
SHLAA reference	SHLAA/RUD/005
Size	36 ha.
No of dwellings/ estimated	350 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

## Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated for housing. But could deliver up to 350 homes which would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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 0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development. The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the worst 10% and	Mitigation The size of this site may offer opportunities to include limited employment creating uses. Require employment and skills strategy and apprenticeships for local people during construction.
			10.1-20% Indices of Multiple Deprivation 2019.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	No impact as the site is	
Structure and	employment, retail or		proposed solely for housing	
Innovation	mixed use?		development. Assumes all	
To provide the			housing sites make appropriate	
physical	Is the site allocated for		education provision	
conditions for a	specific employment uses			
modern	e.g. office-based?			
economic				
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The centre of the site is more	
existing shopping	Is the site within 400		than 400 metres from both	
centres.	metres of a shopping		Clifton District Centre and	
	centre e.g. city centre,		Ruddington Local Centre but is	
	district centre or local		within 30 minutes travel time	
	centre?		(walking or cycling) of both	
			centres.	
	Will the site result in a loss			
	of town centre use or		The site would not result in a	
	mixed use in a shopping		loss of town centre use or mixed	
	centre?		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	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of	Score +	The site is within 30 minutes travel time by car, bike and bus of health centres in both Clifton and Ruddington. The site is located within the	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance the
inequalities.	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?		Fairham Brook BGI network as identified in the Greater Nottingham BGI Strategy and Rushcliffe Local Plan Part 2. This includes formal sporting facilities and playing fields (on the western side of Fairham Brook within the City) and rights of way along the brook. Although these facilities are further than 400m from the site. There is an active travel pedestrian route from Pasture Lane to Rushcliffe Country Park and village centre.	Fairham Brook BGI network.
			The site would not result in the loss of existing recreational open space or accessible BGI.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 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 is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post offices, leisure centres and libraries within Ruddington and Clifton. The site would not result in the loss of a community facility. The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the worst 10% and 10.1-20% Indices of Multiple Deprivation 2019.	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 is between 400 and 800 metres of the bus stop on Clifton Lane which provides regular services between Clifton and Nottingham (No. 3), via West Bridgford. The site is adjacent to the main built up areas of Clifton to the west (albeit separated by Fairham Brook) and Ruddington to the east and has direct routes to both settlements and their businesses/shopping centres. The site is within 30 minutes travel time by bus of the community facilities, schools, retail centres and employment areas in Ruddington and Clifton.	Major public transport improvements.
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?		Site is on greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not strategic in scale and is considered unlikely to impinge on an existing Air Quality Management Area. Whilst the site does not fall within Nottingham Urban Area agglomeration zone, it is located between Clifton and Ruddington, both of which are within the Urban Area Agglomeration Zone. It is unknown at this stage whether development of the site would create a new AQMA.	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
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source	-	Land adjacent to the ditch on the southern boundary is within Flood Zone 3, as is the western edge of the site adjacent to Fairham Brook. The site is not within a source protection zone.	Land within Flood Zone 3 should be excluded from development and be maintained as a buffer that protects and enhances the riparian habitats. SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) must address surface water run-off.
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		The site is directly adjacent to the Fairham Brook Nature Reserve, a Local Wildlife Site. Valued for its grassland and scrub, the site has been adversely affected by canalisation of the brook, lowering of the water table and urban edge effects. The site is also bounded by a ditch on its southern side. Ditches are a LBAP priority habitat. Fairham Brook is a BGI secondary network in the Greater Nottingham BGI Strategy. Biodiversity, recreation, flood mitigation and urban fringe enhancement are primary functions. Fairham Brook and its environs are also an ecological network.	Development should avoid, mitigate or compensate for any direct or indirect effects on the LWS or priority habitats. On-site BGI should complement and enhance the Fairham Brook BGI network.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	-	The site is partly within the Ruddington Alluvial Farmlands DPZ (SN02) and partly within the Cotgrave and Tollerton Village Farmlands DPZ (SN04). The landscape condition of the SN02 is poor and its strength is moderate. The overall landscape strategy for the DPZ is to 'enhance and restore'. The landscape condition and strength of SN04 are both moderate and the overall strategy is to 'enhance'. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

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.	Once on the end 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	There are no heritage assets within or in close proximity to the site. No impact as no heritage assets are likely to be affected.	Mitigation

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?		Broad agricultural land classification maps identify that the land is Grade 2 agricultural land and also 'urban' in parts. However, there are no urban features within the site. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	
	Will it sterilise mineral reserves which can be viably extracted?			

### Site: R12.2PA – East of Ruddington

Factors	Details
SHLAA reference	SHLAA/RUD/501 (comprising SHLAA/RUD/001 & SHLAA/RUD/059)
Size	132 ha.
No of dwellings/ estimated	2600 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

Comprised of sites:

- R10.3E Land East of Ruddington
   R12.4 East of Loughborough Road

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	++	This strategic site could provide	Ensure development includes a
To ensure that	housing?		around 2,600 houses in a	range of house types and
the housing stock			location adjoining a key	tenures (including affordable
meets the	Will it meet the housing		settlement.	housing) to meet the housing
housing needs,	need?			need.
including gypsies,			The site could provide housing	
travellers and			that would make a significant	
travelling			contribution to meeting the	
showpeople.			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 currently used for employment/	The size of this site may offer opportunities to include limited
To create employment	Will the site provide job opportunities for		retail/mixed use purposes and is proposed solely for housing	employment creating uses.
opportunities.	unemployed people?		development.	Require employment and skills strategy and apprenticeships for
	Will the site provide new job opportunities in areas of deprivation?		The site is not within an area of deprivation.	local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	No impact as the site is not	The size of this site does offer
Structure and	employment, retail or		currently used for employment/	opportunities to include
Innovation	mixed use?		retail/mixed use purposes and is	educational facilities (if required)
To provide the			proposed solely for housing	and/or employment space for
physical	Is the site allocated for		development.	high knowledge sector.
conditions for a	specific employment uses			
modern	e.g. office-based?		It is assumed all housing sites	
economic			will make appropriate education	
structure	Will the site involve the		provision.	
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 allocated for town	
Centres	town centre uses or mixed		centre use or mixed use in a	
Increase the	use in the shopping		shopping centre.	
vitality and	centre?			
viability of			The site is more than 400	
existing shopping	Is the site within 400		metres from Ruddington Local	
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time of it on foot or by	
	district centre or local		bike.	
	centre?			
			The site would not result in a	
	Will the site result in a loss		loss of town centre use or mixed	
	of town centre use or		use in a shopping centre.	
	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?	+	The site is within 30 minutes travel time of a the Ruddington Medical Centre by car or on a bike. The site is not within 400 metres of a recreational area or accessible BGI but Jubliee Field sports ground is around 1km from the site and Rushcliffe Country Park and Elms Park are around 1.5 km albeit these are separated from the site by the A60 which has no signalised pedestrian crossings in the vicinity of the site. The site would not result to a loss of recreational area or accessible blue-green infrastructure.	Site of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.
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
<b>7. Social</b> <b>Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	Community facilities within Ruddington (schools, village hall, post office and library) are more than 400 metres from the site, however, they are within 30 minutes travel time on foot, by bike or on the bus (ie: nos. 9 and 863 for secondary schools in West Bridgford). The development of the site would not result in loss of a community facility. The site is not within or adjoining a deprived area.	Ensure community facilities to support the development are provided within the site.

8. Transport	Is the site accessible by	-	The site is more than 800	Major public transport
To make efficient	public transport?		metres walking distance from	improvements.
use of the			the nearest bus stops on Mere	
existing transport	Is the site located in or		Way and the A60 Loughborough	
infrastructure,	adjoining the main built up		Road close to Mill Lane (there is	
help reduce the	area and has direct		no pedestrian crossing over the	
need to travel by	route(s) from the site to		A60 to access the stop on the	
car, improve	existing businesses and		west side of the road however).	
accessibility to	shopping centres?		Both stops provide regular	
jobs and services			services to Nottingham via West	
for all and to	Is the site within 30		Bridgford (including nos. 9, 10C	
improve travel	minutes public transport		and 10X), which are	
choice and	time of community		approximately 30 minutes travel	
accessibility.	facilities, schools, retail		time.	
	centres and employment			
	areas?		The site is adjoins the ribbon	
			development to the southeast of	
			Ruddington but is separated	
			from the main built up area of	
			Ruddington by the A60.	
			These are direct resident to	
			There are direct routes to	
			Ruddington's Local Centre,	
			which is within 30 minutes travel	
			time on foot or by bike.	
			New vehicular accesses would	
			be required either side of the	
			A60 which is a busy classified	
			road with a maximum speed	
			limit of 50mph in the vicinity of	
			the site.	
L				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> 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	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
energy usage and to develop low carbon energy resources Will the site include provision of renewable technology?	provision of renewable		energy efficiency measures or nature-based solutions.	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is adjacent to Ruddington which is within the Nottingham Urban Area agglomeration zone. Development on this scale, in addition to other developments along the A52, may increase private car use along the A52 and increase air pollution. A52 at Clifton Boulevard (west of Nottingham Knight) was formally designated an AQMA.	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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	-	There are no designated nature conservation sites within the site, or in close proximity. The land however contains and is bounded by hedgerows of varied age and condition. Hedgerows are identified as a LBAP priority habitat and the BOMR highlights the need to protect and enhance their quality and connectivity. Whilst 10% is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.	Shelterbelts should be incorporated into the design, adjacent to hedgerows in order to improve the wildlife corridors. In addition to hedgerows the site contains a number of mature trees that should be incorporated into any development. Given the sites significant size, any development must incorporate on-site multifunctional blue and green infrastructure, that contributes to biodiversity net-gain and provides formal and informal recreational open space.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and	Will it have an adverse impact on local landscape		The site within the Cotgrave and Tollerton Village Farmlands DPZ	Ensure development proposals are supported by appropriate
enhance the landscape	character?		(SN04). The landscape condition and character strength	landscape character assessments and design and
character.	Will it conserve, enhance or restore the features and characteristics of the		are both moderate. The overall landscape strategy is 'enhance and restore'.	access statements specifically address landscape impacts.
	landscape in the present form?		Development of this scale is likely to have an adverse impact	Ensure development retains and utilises existing landscape features and incorporates BGI,
	Will it create a new landscape character?		on landscape character east of Ruddington.	sensitive design and layouts to reduce visual intrusion upon the landscape.
			It will increase perception of coalescence with Bradmore.	Southern buffer would reduce
			coalescence with Dradmore.	visual impacts and coalescence with Bradmore.
			coalescence with Bradmore.	visual impacts and coaleso

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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 questions 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?	?	CommentaryThere are no designated historic assets within this site.Bradmore Conservation Area is located to the south of the siteHER indicates there is ridge and furrow and terraced bank adjacent to Flawforth Lane, within the allocated site.HER indicates possible remains of windmill and well on the site, west of A60 (south of the business park).	Ensure site investigations of heritage features are undertaken prior to allocation/development.

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

#### Area: Keyworth

#### Site: R13.1PA – West of Keyworth

#### Comprised of sites:

- R13.1 North of Debdale Lane
- R13.2 North of Bunny Lane
- R13.3 South of Bunny Lane
   R13.4E Land off Lings Lane

Factors	Details
SHLAA reference	SHLAA/KEY/501 (comprising SHLAA/KEY/011, SHLAA/KEY/012, SHLAA/KEY & SHLAA/KEY/070)
Size	56 ha.
No of dwellings/ estimated employment floorspace	1120 based on SHLAA Joint Methodology
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and	Site criteria questions Is the site allocated for housing? Will it meet the housing need?	Score ++	The site is not allocated for housing but adjoins a key settlement and may be suitable for further strategic level of housing development. The site could provide housing	Mitigation Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
travelling showpeople.			that would make a significant contribution to meeting the 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 currently used for employment/	The size of this site may offer opportunities to include limited
To create employment	Will the site provide job opportunities for		retail/mixed use purposes and is proposed solely for housing	employment creating uses.
opportunities.	unemployed people?		development.	Require employment and skills strategy and apprenticeships for
	Will the site provide new job opportunities in areas of deprivation?		The site is not within an area of deprivation.	local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	No impact as the site is not	The size of this site may offer
Structure and	employment, retail or		currently used for employment/	limited opportunities to include
Innovation	mixed use?		retail/mixed use purposes and is	educational facilities (if required)
To provide the			proposed solely for housing	and/or employment space for
physical	Is the site allocated for		development.	high knowledge sector.
conditions for a	specific employment uses			
modern	e.g. office-based?		It is assumed all housing sites	
economic			will make appropriate education	
structure	Will the site involve the		provision.	
including	loss of employment, retail			
infrastructure to	or mixed use land?		Subject to advice from NCC,	
support the use			given its significant size, the site	
of new	Is the site for new		may be required to include	
technologies.	educational buildings?		educational facilities.	
	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 allocated for town	
Centres	town centre uses or mixed		centre uses or mixed uses	
Increase the	use in the shopping		within a shopping centre.	
vitality and	centre?			
viability of			This centre of the site is just	
existing shopping	Is the site within 400		over 400 metres from the	
centres.	metres of a shopping		Keyworth Local Centre but is	
	centre e.g. city centre,		within is within 30 minutes travel	
	district centre or local		time on foot or by bicycle.	
	centre?			
			The site would not result in a	
	Will the site result in a loss		loss of town centre use or mixed	
	of town centre use or		use in a shopping centre.	
	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?	+	The centre of the site is within 30 minutes travel time by bus, car or bicycle of the Keyworth Health Centre. The nearest BGI (excluding footpaths) is the Keyworth Recreation Ground (including a NEAP). This is beyond 400m, located approximately 650m west along Bunny Lane. Platt Lane Playing Fields are located on the opposite side of Keyworth. Approximately a 30 minute walk or 10 minute cycle. The site would not result in the loss of existing recreational open space or accessible BGI.	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network.
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	+	Community facilities within	Ensure community facilities to
Inclusion	metres walking distance of		Keyworth Local Centre, The	support the development are
To promote and	community facilities e.g.		Wolds Local Centre, Nottingham	provided within the site.
support the	post office, community		Road Centre of Neighbourhood	
development and	centres, leisure centres,		Importance all are within 30	
growth of social	libraries, schools etc.?		minutes travel time of the site on	
capital and to			foot or on Bicycle. As are the	
improve social	Will the site result in a loss		primary schools and South	
inclusion and to	of a community facility?		Wolds Community School.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	+	Keyworth's Local Centre is a 5	Major public transport
To make efficient	public transport?		minute walk and both primary	improvements.
use of the	le the site leasted in an		schools and the secondary	
existing transport	Is the site located in or		school are all within a 20 to 30	
infrastructure,	adjoining the main built up area and has direct		minute walk.	
help reduce the			Bug stops within the village	
need to travel by car, improve	route(s) from the site to existing businesses and		Bus stops within the village centre are within 5 minute walk.	
accessibility to	shopping centres?		These provide 3-4 buses an	
jobs and services	shopping centres?		hour to Nottingham and two	
for all and to	Is the site within 30		further services to Asda and	
improve travel	minutes public transport		Morrison's in West Bridgford	
choice and	time of community		and Gamston.	
accessibility.	facilities, schools, retail			
	centres and employment			
	areas?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
low carbon energy resources provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas	
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within or adjacent to the Nottingham Urban Area agglomeration zone or AQMA. Development on this scale, in addition to other developments along the 'A52 corridor', may increase private car use along the A52 and increase air pollution. A52 at Clifton Boulevard was formally designated an AQMA.	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?		The site is within flood zone 1. EA maps indicate that land south of Bunny Lane (at its lowest point) is at a high risk of surface water flooding. EA map also indicates that 2 areas of land that drop down to Debdale Lane are at high, medium and low risk of surface flooding. The site is not within a source protection zone.	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 Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Site criteria questionsWill 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?Is the site adjacent to a designated site of nature conservation interest?Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?Will the site include the provision of on-site or off- site open space?Will the site involve the loss of existing open space?Will the site improve the underused or undervalued open space?	-	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by and contains established mature hedgerows and the pasture is identified as existing grassland within Biodiversity Opportunity Mapping report and may contain locally important neutral grassland plant species.	Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within the Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch on Debdale Lane should be prevented to avoid diffuse water pollution. The size of the site would allow for the incorporation of multifunctional BGI, including wildlife corridors (grassland, hedgerows, streams and ditches, and tree belts). Contributing to the achievement of at least 10% biodiversity net- gain.

<b>14. Landscape</b> To protect and enhance the landscape character.	<ul><li>Will it have an adverse impact on local landscape character?</li><li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li></ul>	-	The central part of the site is within the Widmerpool Clay Wolds DPZ (NW04) with the northern part being within the Cotgrave and Tollerton Village Farmlands DPZ (SN04) and the part south of Bunny Lane being within the Ruddington Alluvial Farmlands DPZ (SN02).	Ensure development proposals are supported by a landscape character assessment and ensure that development preserves any existing landscape features of value and uses sensitive design and layouts to minimise visual intrusion upon the landscape.
	Will it create a new landscape character?		Both the landscape condition and strength of NW04 are moderate with the overall landscape strategy being to 'enhance'. The landscape condition and strength of SN04 are also both moderate with the overall strategy being 'enhance'. The landscape condition of the SN02 is poor and its strength is moderate. The overall landscape strategy for the DPZ is to 'enhance and restore'. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	There are no nationally designated heritage assets within or adjacent to the site. The field at Lings Lane contains ridge and furrow (Medieval to Post Medieval - 1066 AD to 1779 AD). Local records also show two areas of ridge and furrow south of Bunny Lane. Ridge and furrow either side of Wysall Lane and on sloping land to Debdale Lane. Southern part of the site is within 100 metres of the southern conservation area boundary.	Ensure site investigations of heritage features are undertaken prior to allocation.

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 both Grade 2 and 3 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Further assessment will be required to establish whether Grade 3 is 3a or 3b. Development should avoid, where possible, Grade 2 and 3a land.

# Area: A453

# Site: R15.1PA – East of A453

Factors	Details
SHLAA reference	SHLAA/BIF/002
Size	231 ha.
No of dwellings/ estimated	3000 based on SHLAA Joint Methodology
employment floorspace	
Existing Use	Agriculture

# Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs,	Is the site allocated for housing?	++	The site is not allocated for housing but adjoins an existing allocation. The site could provide housing that would make a significant	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
including gypsies, travellers and travelling showpeople.			contribution to meeting the housing need.	

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 currently used for employment/ retail/mixed use purposes and is	The size of this site may offer opportunities to include limited employment creating uses.
employment	Will the site provide job opportunities for		proposed solely for housing	
opportunities.	unemployed people?		development.	Require employment and skills strategy and apprenticeships for
	Will the site provide new job opportunities in areas of deprivation?		The site is not within an area of deprivation.	local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	0	No impact as the site is not	The size of this site may offer
Structure and	employment, retail or		currently used for employment/	limited opportunities to include
Innovation	mixed use?		retail/mixed use purposes and is	educational facilities (if required)
To provide the			proposed solely for housing	and/or employment space for
physical	Is the site allocated for		development.	high knowledge sector.
conditions for a	specific employment uses			
modern	e.g. office-based?			
economic				
structure	Will the site involve the			
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 allocated for town	Ensure connectivity to such
Centres	town centre uses or mixed		centre use or mixed use in a	facilities by non-car nodes,
Increase the	use in the shopping		shopping centre.	although difficult in the short
vitality and	centre?			term due to the development of
viability of			The centre of the site is more	the neighbouring allocation
existing shopping	Is the site within 400		than 400m from Clifton District	being in its early phases.
centres.	metres of a shopping		Centre but is within 30 minutes	
	centre e.g. city centre,		travel time of it by bicycle (but	
	district centre or local		not on foot or by bus).	
	centre?			
			The site would not result in a	
	Will the site result in a loss		loss of town centre use or mixed	
	of town centre use or		use in a shopping centre.	
	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?	-	The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton. The site is not within 400 metres walking distance of a recreational area or accessible BGI. The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
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 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?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
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 does not adjoin the main built up area nor has direct routes to existing businesses and shopping centres. The site is not within 30 minutes public transport time of any facility.	Ensure connectivity to the site by non-car modes

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources		energy efficiency measures or nature-based solutions.	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas	
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to and air quality management zone.	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?	-	Small area of the site at risk of flooding in a 1-1000 year event (zone 2). Some areas of the site are at risk from surface water flooding. The site is not within a source protection zone	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 Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		Unknown whether it will meet net gain requirements at this stage. There are Local Wildlife Sites situated along the southern edge of the site. Some hedgerows, scrub and trees within the site. Hedgerows should be protected and enhanced to enable connectivity of habitats. Site is within the urban fringe GI opportunity area.	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 Existing hedgerows, watercourses trees and scrub should be retained where possible, and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul><li>Will it have an adverse impact on local landscape character?</li><li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li><li>Will it create a new landscape character?</li></ul>	-	The majority of the site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy of the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate. As with any development there is the significant potential for it to have an adverse impact on local landscape character, however, cannot determine at this stage whether development would enhance or restore features and characteristics of the landscape.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape. Ensure development avoids prominent areas of the site, in particular the ridgelines of the Gotham Hills.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>		Thrumpton is a large conservation area to the north of the site. Glebe farm, a Scheduled Ancient Monument is of National importance and it potentially covers a large area at the centre of the site. Archaeological features are distributed across this large strategic site. This includes linier features, mills, buildings and enclosures. There is also evidence of a Romano-British enclosed settlement and Villa complex at Glebe Farm. And also evidence of an Iron Age farmstead.	Avoid development on Glebe Farm SAM The monument boundary is unlikely to represent the full extent of archaeology - archaeological investigation and mitigation would be required across the wider site focused on the surroundings of the monument. Any detailed proposal would be required to preserve or enhance the setting of Thrumpton conservation area.

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?		Vast majority of the site is grade 2 agricultural land with some grade 3 Development will lead to the loss of BMV agricultural land. Allocation / development of the site is likely to increase household waste per head.	

## Site: R15.5PA – Land south of Clifton Strategic Allocation (Policy 24 of the Rushcliffe Local Plan Part 1)

Factors	Details
SHLAA reference	SHLAA/BIF/003
Size	176 ha.
No of dwellings/ estimated	3000 based on Local Plan Part 1: Core Strategy Policy 24
employment floorspace	
Existing Use	Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing and has an extant outline planning permission for up to 3,000 dwellings (including a minimum of 10% affordable housing). To date reserved matters permission has been granted for 93 dwellings with a further application for 335 dwellings under consideration. Only access roads/related infrastructure has been completed so far (2021/2022) The delivery of the housing on the site will make a considerable contribution to meeting the Borough's and Greater Nottingham's housing need.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

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?	++	Outline planning permission granted for up to 100,000sqm of B1, B2 and B8 and retail floorspace of up to 2,500sqm. Planning permission has been granted for Plots A1, B1, B2 and B3 within the Fairham Business Park. The site could provide a strategic level of jobs (approximately 1,550 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	++	Outline planning permission	Ensure that any relevant
Structure and	employment, retail or		granted for up to 100,000sqm of	requirements within Policy 24 of
Innovation	mixed use?		B1, B2 and B8 and retail	the Rushcliffe Local Plan Part 1
To provide the			floorspace of up to 2,500sqm.	are carried forward.
physical	Is the site allocated for			
conditions for a	specific employment uses		Planning permission has been	
modern	e.g. office-based?		granted for Plots A1, B1, B2 and	
economic			B3 within the Fairham Business	
structure	Will the site involve the		Park.	
including	loss of employment, retail			
infrastructure to	or mixed use land?			
support the use				
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 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	+	The site is within 30 minutes walk of retail areas on Farnborough Road and Green Lane / South Church Drive in Clifton. The outline planning permission includes the delivery of 2,500sqms of retail.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
	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?	+	The northern edge of the site, adjacent to Clifton, is within a 20 minute walk of Clifton Medical Practice. Fairham Brook is identified as a strategic BGI network in the GNBGI Strategy. Extensive areas of BGI are proposed along the Fairham Brook within reserved matters concerning landscaping and BGI.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
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 that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social	Is the site within 400	+	The allocated site is within a 30	Ensure that any relevant
Inclusion	metres walking distance of		minute walk of community	requirements within Policy 24 of
To promote and	community facilities e.g.		facilities in Clifton, including the	the Rushcliffe Local Plan Part 1
support the	post office, community		Highbank Community Centre,	are carried forward.
development and	centres, leisure centres,		Highbank School, Milford	
growth of social	libraries, schools etc.?		Academy School, Clifton Post	
capital and to			Office, and Clifton Library.	
improve social	Will the site result in a loss			
inclusion and to	of a community facility?		A new school will be provided as	
close the gap			part of the strategic allocation's	
between the most	Is the site located in or		development.	
deprived areas	adjoining a deprived area?			
within the plan				
area.			The ellegeted eite is directly	Ensure that any valevant
8. Transport	Is the site accessible by	++	The allocated site is directly	Ensure that any relevant
use of the	public transport?		adjacent to the main built up area. This includes the Clifton	requirements within Policy 24 of the Rushcliffe Local Plan Part 1
existing transport	Is the site located in or		South NET Park and Ride.	are carried forward.
infrastructure,	adjoining the main built up		South NET Fark and Ride.	are carried forward.
help reduce the	area and has direct		The allocated site is within a 30	
need to travel by	route(s) from the site to		minute walk of retail areas and	
car, improve	existing businesses and		community facilities in Clifton,	
accessibility to	shopping centres?		including the Highbank	
jobs and services			Community Centre, Highbank	
for all and to	Is the site within 30		School, Milford Academy	
improve travel	minutes public transport		School, Clifton Post Office, and	
choice and	time of community		Clifton Library.	
accessibility.	facilities, schools, retail			
	centres and employment			
	areas?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		The site is on greenfield land	Ensure that any relevant
Land	site?			requirements within Policy 24 of
To make efficient				the Rushcliffe Local Plan Part 1
use of previously				are carried forward.
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	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.
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
<b>11. Pollution</b> <b>and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	Site is not within NUAZ and is over 3km from nearest AQMA (Radcliffe Road/Lady Bay). Unknown at this stage whether further development of the site would create a new AQMA.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

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?	+	Land adjacent to Fairham Brook adjacent to the allocation is identified as being within flood zones 2 and 3a. The allocation is within flood zone 1. The site is adjacent to and is within the catchment of the Fairham Brook. However, approved plans indicate that riparian habitats should be preserved and enhanced by multi-functional BGI. The site is not within or adjoining an SPZ.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>	0	The site was granted outline planning permission, prior to adoption of the Local Plan Part 2 which requires biodiversity net gain. The Fairham Brook BGI network (identified in the GNBGI Strategy) is adjacent to the site. There are no designated nature conservation sites within the site. In accordance with the allocation's development requirements, the permitted scheme includes significant areas of multi-functional BGI.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	?	The site is within the SN01	Ensure that any relevant
To protect and	impact on local landscape		Clifton Slopes. The LCA (2006)	requirements within Policy 24 of
enhance the	character?		identifies this area as having a	the Rushcliffe Local Plan Part 1
landscape			moderate landscape condition	are carried forward.
character.	Will it conserve, enhance or restore the features and		and strength.	
	characteristics of the		The site is in a prominent	
	landscape in the present		location within this landscape.	
	form?		It's a sloping	
			site with long views	
	Will it create a new		to south. South	
	landscape character?		eastern portion of	
			site never been	
			enclosed –	
			Extensive views	
			from across the A453.	

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.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	No designated assets on site. HER identifies linear features, however these may be former agricultural boundaries.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

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?		Agricultural land is classified as Grade 2 and Grade 3. Will lead to loss of soils and may not enhance soil quality. As with all sites further development within the allocation will result in increased household and commercial waste The site does not fall within an area safeguarded for mineral extraction.	Ensure that any relevant requirements within Policy 24 of the Rushcliffe Local Plan Part 1 are carried forward.

# Site assessments on reasonable alternatives for employment sites

#### Area: A453 Corridor

### Site: RBC-EMP-01 – Ratcliffe on Soar Power Station

Factors	Details
Size	264
Estimated employment floorspace	810,000m <sup>2</sup> based on draft LDO for the site
Existing Use	Coal Fired Power Station and Agriculture

#### Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

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 not in or adjoining a built-up area. Some existing jobs on the power station will be lost following its decommissioning but the redevelopment of the site has the potential to provide a significant level of jobs (approximately 3,500-4,000 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	++	The site is not allocated and	The size of this site and
Structure and	employment, retail or		does not adjoint the built-up	locations offers opportunities to
Innovation	mixed use?		area or key settlement.	include educational facilities (if
To provide the				required) and/or employment
physical	Is the site allocated for		The site is an existing single	space for high knowledge
conditions for a	specific employment uses		employment site that is greater	sector.
modern	e.g. office-based?		than 5ha and could provide a	
economic			strategic level of employment	
structure	Will the site involve the		along with the potential to	
including	loss of employment, retail		provide opportunities for	
infrastructure to	or mixed use land?		training and high knowledge	
support the use			sectors. The draft LDO	
of new	Is the site for new		focusses on renewable energy	
technologies.	educational buildings?		and low carbon technologies	
			and includes training facilities.	
	Is the site allocated for		Ŭ	
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>4. Shopping</b> <b>Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or	0	No impact on the vitality and viability of the existing centre.	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.
	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?	0	The centre of the site is within 30 minutes travel time by bus, car and bicycle from the health facilities in Gotham and Kegworth. The site is not within 400 metres walking distance a recreation area or accessible BGI (excluding footpaths). The site would not result in the loss of a recreation area or accessible BGI, although public footpaths on the area to the south of the A453 would require diversion. The allocation/ development of the site could potentially provide opportunities for new/improved pedestrian and cycling links to be created along the green corridor infrastructure no.3 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.	Ensure existing public footpaths on the south side of the A453 are appropriately diverted and enhanced. Ensure new/improved pedestrian and cycleway links are provided to West Bridgford, Clifton and Barton in Fabis.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 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 is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	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 is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services. The site is within 30 minutes travel time via train to Derby and within 30 minutes travel time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.	Ensure development increases connectivity to the site by non- car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield	0	The northern area is	
Land	site?		predominantly brownfield land.	
To make efficient			The southern area is	
use of previously			predominantly greenfield.	
developed land				
or 'brownfield'				
land and				
recognise				
biodiversity value				
where				
appropriate.				

10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<ul> <li>Will it improve energy efficiency of existing or historic buildings?</li> <li>Will the site include provision of renewable technology?</li> <li>Is the site for a specific renewable energy?</li> <li>Is the site for the development of community energy systems?</li> <li>Will the site ensure that buildings are able to deal with future changes in climate?</li> <li>Will the site help people adapt to climate change?</li> <li>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?</li> </ul>	++	As a former power station, the existing electricity infrastructure on the site offers significant potential for the provision of renewable energy generation that connects directly to the National Grid. The draft LDO focusses on the renewable energy and low carbon technology research and manufacturing industries. The site is not allocated for a specific renewable energy or community energy systems, but its proximity to East Midlands Airport, may limit the use/number of some renewables on the site. Solar panels have been proposed within the north of the site however. Whilst it is unknown if the allocation / redevelopment of the site would help people adapt to climate change, the development of renewable technologies will assist the reduction in climate change emissions.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution	Is site within the	?	The site is not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	-	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers but has some	
To minimise the	- 2 (Medium Probability);		extensive areas, primarily on	Ensure surface water
risk of flooding	- 3a (High Probability); or		the south of the A453 that are	management/ mitigation
and to conserve	- 3b (The Functional		at low, medium and high risk of	measures including SuDS
and improve	Floodplain)?		surface water flooding. The	(limiting impermeable surfaces
water quality.			area north of the A453 also	and promoting porous surfaces,
	Will it deteriorate river		has areas at low, medium and	swales and attenuation ponds)
	habitat in-stream and the		high risk of surface water	to address surface water run-off
	riparian zone adjacent		flooding.	are secured within the site.
	floodplain habitats?			
			The site is approximately 6km	
	Will the site cause any		from edge of the Zone III -	
	harm to the Source		Total Catchment SPZ in	
	Protection Zone or the		Beeston.	
	water environment?			
			Unknown at this stage if	
	Can surface water run-off		surface water run-off could be	
	be appropriately managed		appropriately managed without	
	without increasing flood		increasing flood risk	
	risk elsewhere?		elsewhere.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity	-	Unknown at this stage if	Ensure new development
Environment,	net gain requirements?		development of the site would	provides new multifunctional
<b>Biodiversity and</b>			meet net gain requirements.	BGI within the site and
Blue-Green	Will it result in a loss of all			enhances existing woodland
Infrastructure	or part of or impact on a		Northern part of the site is	and grassland habitats in line
To increase	designated site of nature		adjacent to Thrumpton Park	with the objectives for the
biodiversity levels	conservation interest?		LWS and part of the southern	Gotham Hills, West Leake &
and protect and			part of the site adjoins the	Bunny Ridge Line Biodiversity
enhance blue-	Is the site adjacent to a		Kingston on Soar Copse LWS.	Opportunity Area.
green	designated site of nature			
infrastructure and	conservation interest?		The allocation / development	
the natural			of the site would result in the	
environment.	Will it involve the loss of		complete loss of existing	
	existing habitats or trees/		habitats, primarily on the	
	hedgerows/woodland or		southern part of the site.	
	loss of connectivity?			
	Will the site include the		The site is of sufficient size	
			that there are potential	
	provision of on-site or off-		opportunities to provide new	
	site open space?		areas of open space and BGI	
	Will the site involve the		within the site and enhance	
	loss of existing open		existing woodland and	
	space?		grassland habitats within the	
			Gotham Hills, West Leake &	
	Will the site improve the		Bunny Ridge Line Biodiversity	
	underused or undervalued		Opportunity Area (see	
	open space?		appendix D of the Local Plan	
	-1		Part 2).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 14. Landscape To protect and enhance the landscape character.	Site criteria questions         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?	?	CommentaryThe site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the DPZ is moderate and the landscape strength is strong.The existing power station on the northern part of the site has a significant impact on the local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact. By contrast the southern part of 	Mitigation 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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

15. Built and	Will it result in	-	A part of the Roman site	Ensure further archaeological
Historic	development that is		scheduled monument at	investigation is carried out
Environment	sympathetic to its		Redhill lies within the northern	across the site prior to

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 16. Natural Resources and Waste Management To prudently manage the	Site criteria questions Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate)	Score	CommentaryMedieval, Roman, and IronAge archaeological remains inthe vicinity of this corridor.The majority of the site isclassified as non-agriculturalland, with four parcels of land(two on the northern and twoon the southern) being sub-grade 3b and one small parcel	Mitigation
natural resources of the area including soils, safeguarding minerals and waste.	<ul> <li>Grade 4 (poor)</li> <li>Grade 5 (very poor)?</li> <li>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</li> <li>Will the site reduce household and commercial waste per head?</li> <li>Will it sterilise mineral reserves which can be viably extracted?</li> </ul>		on the southern side being sub-grade 3a. Allocation / development of the site is likely to increase commercial waste per head. The southern part of the site lies within an area safeguarded for Gypsum.	

## Site: RBC-EMP-02 – Nottingham 'Gateway'

Factors	Details
Size	168 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	0	No impact as the site is not	
To ensure that	housing?		currently allocated or used for	
the housing stock			housing and is proposed solely	
meets the	Will it meet the housing		for employment or mixed-use	
housing needs,	need?		development.	
including gypsies,				
travellers and				
travelling				
showpeople.				

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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	Score ++	The site adjoins the strategic housing allocation south of Clifton (Policy 24 of Rushcliffe Core Strategy) and has the potential to provide a strategic level of jobs (approximately 8,340 assuming 50% reduction due to displacement and	MitigationEnsure development includes new employment opportunities for unemployed people.Require employment and skills strategy and apprenticeships for local people during construction.
	of deprivation?		leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	++	The site is not allocated for	The size of this site offers
Structure and Innovation To provide the physical conditions for a modern	employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?		employment (etc) uses but is a single site greater than 5ha that adjoins the built-up area of Clifton and has the potential to provide a strategic level of employment.	opportunities to include educational facilities and/or employment space for high knowledge sector.
economic structure including infrastructure to support the use	Will the site involve the loss of employment, retail or mixed use land?		The development of the site would not result in the loss of employment (etc.) land.	
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	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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?	0	The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton. The site is not within 400 metres walking distance of a recreational area or accessible BGI. The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
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 site is not within 400	Ensure community facilities to
Inclusion	metres walking distance of		metres of community facilities	support the development are
To promote and	community facilities e.g.		but would not result in the loss	provided.
support the	post office, community		of such facilities.	
development and	centres, leisure centres,			
growth of social	libraries, schools etc.?		The site is not in or adjoining	
capital and to			an area of deprivation.	
improve social	Will the site result in a loss			
inclusion and to	of a community facility?			
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	+	The site is between 400 and	Ensure development increases
To make efficient	public transport?		800 metres walking distance	connectivity to the site by non-
use of the			from the existing bus stop at	car modes of travel and
existing transport	Is the site located in or		the junction of Nottingham	improves networks for active
infrastructure,	adjoining the main built up		Road/Barton Lane that	travel by bicycle.
help reduce the	area and has direct		provides a regular service (2-3	
need to travel by	route(s) from the site to		times per hour) to Nottingham/	
car, improve	existing businesses and		Loughborough.	
accessibility to	shopping centres?			
jobs and services			The site does not presently	
for all and to	Is the site within 30		adjoin the main built-up area of	
improve travel	minutes public transport		Clifton.	
choice and	time of community		<u> </u>	
accessibility.	facilities, schools, retail		The site is approximately 45	
	centres and employment		minutes travel time from	
	areas?		Nottingham by bus.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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 carbonWill i effici histo0Will i effici histo	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	1	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site that are at low, medium and high risk of surface water flooding. The site is approximately 4km from edge of the Zone III - Total Catchment SPZ in Beeston.	Avoid where possible areas of surface water flood risk. 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.
	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?		Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		Unknown at this stage if development of the site would meet net gain requirements. The Long Spinney LWS adjoins the southern boundary of the site. The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site. The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).	Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	-	The site lies within the Clifton	Ensure development proposals
To protect and	impact on local landscape		Slopes DPZ (SN01). The	are supported by appropriate
enhance the	character?		overall landscape strategy for	landscape character
landscape			the DPZ is to 'enhance'. The	assessments and design and
character.	Will it conserve, enhance		landscape condition and	access statements specifically
	or restore the features and		strength of the DPZ are both	address landscape impacts.
	characteristics of the		moderate.	
	landscape in the present			Ensure development retains and
	form?		As with any development on a	utilises existing landscape
			greenfield site, there is the	features and incorporates BGI,
	Will it create a new		potential for it to have some	sensitive design and layouts to
	landscape character?		impact on local landscape	reduce visual intrusion upon the
			character that is unlikely to	landscape.
			conserve it in its present form,	•
			however, at this stage it the	
			severity of any impact cannot	
			be determined.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 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 questions 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?	-	Commentary The Scheduled Monument at Glebe Farm is located a short distance to the southwest of the site and is of National importance. The extent of archaeological remains associated to the site could potentially extend into the site. Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site. Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to	Mitigation Ensure further archaeological investigation is carried out across the site prior to development. Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.

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 of the site is on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV. Allocation / development of the site is also likely to increase commercial waste per head. The site is not within an area safeguarded for minerals.	

## Area: A46 Corridor

## Site: RBC-EMP-03 – South of Owthorpe Lane

Factors	Details
Size	50 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing	Is the site allocated for	0	No impact as the site is not	
To ensure that	housing?		currently allocated or used for	
the housing stock			housing and is promoted solely	
meets the	Will it meet the housing		for employment (logistics)	
housing needs,	need?		development.	
including gypsies,				
travellers and				
travelling				
showpeople.				

SA objectives Site criteria questions	Score	Commentary	Mitigation
SA objectivesSite criteria questions2. 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?	+	CommentaryThe site is not in or adjoining a built-up area but has the potential to provide a strategic level of jobs (approximately 1,307 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.The site is not within an area of deprivation although parts of Cotgrave village are within the 40% or more most deprived neighbourhoods in the country.	Mitigation Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is being promoted for	
Structure and	employment, retail or		employment development.	
Innovation	mixed use?			
To provide the			The site is not allocated for any	
physical	Is the site allocated for		purpose and does not adjoin	
conditions for a	specific employment uses		the built-up area or key	
modern	e.g. office-based?		settlement.	
economic				
structure	Will the site involve the		Development of the site would	
including	loss of employment, retail		not involve the loss of	
infrastructure to	or mixed use land?		employment, retail or mixed	
support the use			use land.	
of new	Is the site for new			
technologies.	educational buildings?		The site is not proposed for	
			new educational buildings.	
	Is the site allocated for			
	mixed live-work units?		The site is not allocated for	
			live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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?	0	The site is within 30 minutes travel time of a health facility in Cotgrave by car and bicycle (Approx 40 mins on foot) but is not within 400 metres walking distance of accessible BGI etc. The allocation/ development of the site would not result in the loss of accessible BGI etc but could potentially provide opportunities to improve pedestrian and cycling connectivity to Cotgrave and enhance the green infrastructure corridor no.12 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Part 2.
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 site is not within 400	Ensure community facilities to
Inclusion	metres walking distance of		metres walking distance of	support the development are
To promote and	community facilities e.g.		community facilities but is	provided.
support the	post office, community		within 30 minutes travel time	
development and	centres, leisure centres,		by bus, bicycle and on foot	
growth of social	libraries, schools etc.?		from the centre of Cotgrave,	
capital and to			which has a range of such	
improve social	Will the site result in a loss		facilities.	
inclusion and to	of a community facility?			
close the gap			Allocation / development of the	
between the most	Is the site located in or		site would not result in the loss	
deprived areas	adjoining a deprived area?		of community facilities.	
within the plan				
area.			The site is not in or adjoining	
			an area of deprivation,	
			although parts of Cotgrave	
			village are within the 40% or	
			more most deprived	
			neighbourhoods in the country.	

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		The site is not within 800 metres of a bus/rail/tram stop or a designated cycle route and is not accessible by public transport. The Public Right of Way Cotgrave RB7 runs along the northern boundary of the site. No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.	Ensure development increases connectivity to the site by non- car modes of travel and improves networks for active travel by bicycle. Ensure development enhances PROW RB7 to its junction with Owthorpe Road to provide new cycleway and enhanced pedestrian link.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	areas? Is the site a brownfield site?		The site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to	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	?	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 BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate?			building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midland Airport being safeguarded)
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	-	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers but parts of	
To minimise the	- 2 (Medium Probability);		the northern edges of the site	Ensure surface water
risk of flooding	- 3a (High Probability); or		that are at high risk of surface	management/ mitigation
and to conserve	- 3b (The Functional		water flooding with areas	measures including SuDS
and improve	Floodplain)?		across the northern half of the	(limiting impermeable surfaces
water quality.	. ,		site at low to medium risk of	and promoting porous surfaces,
	Will it deteriorate river		surface water flooding.	swales and attenuation ponds)
	habitat in-stream and the		6	to address surface water run-off
	riparian zone adjacent		The site is approximately 6-	are secured within the site.
	floodplain habitats?		7km from edge of the Zone III -	
			Total Catchment SPZ in Holme	
	Will the site cause any		Pierrepont.	
	harm to the Source			
	Protection Zone or the		Unknown at this stage if	
	water environment?		surface water run-off could be	
			appropriately managed without	
	Can surface water run-off		increasing flood risk	
	be appropriately managed		elsewhere.	
	without increasing flood			
	risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural	Will it meet the biodiversity		Unknown at this stage if	Ensure new development
Environment,	net gain requirements?		development of the site would	provides new multifunctional
<b>Biodiversity and</b>			meet net gain requirements.	BGI within the site and
Blue-Green	Will it result in a loss of all			enhances existing woodland
Infrastructure	or part of or impact on a		The Cotgrave Forest LWS	and grassland habitats in line
To increase	designated site of nature		adjoins the sites western	with the objectives for the
biodiversity levels	conservation interest?		boundary and Borders Wood	Cotgrave Forest Biodiversity
and protect and			LWS is situated to the east	Opportunity Area.
enhance blue-	Is the site adjacent to a		(albeit on the opposite side of	
green	designated site of nature		the A46).	
infrastructure and	conservation interest?			
the natural	Will it involve the less of		The allocation / development	
environment.	Will it involve the loss of		of the site would result in the	
	existing habitats or trees/		loss of existing habitats,	
	hedgerows/woodland or loss of connectivity?		hedgerows and trees within the	
	loss of connectivity?		site.	
	Will the site include the		The site is of sufficient size	
	provision of on-site or off-			
	site open space?		that there are potential opportunities to provide new	
			areas of open space and BGI	
	Will the site involve the		within the site and enhance	
	loss of existing open		existing woodland and	
	space?		grassland habitats within the	
			Cotgrave Forest Biodiversity	
	Will the site improve the		Opportunity Area (see	
	underused or undervalued		appendix D of the Local Plan	
	open space?		Part 2).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>14. Landscape</b> To protect and enhance the landscape character.	<ul> <li>Will it have an adverse impact on local landscape character?</li> <li>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</li> <li>Will it create a new landscape character?</li> </ul>	-	The site is within the Cotgrave Wooded Clay Wolds DPZ (NW04). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>	0	There are no known designated heritage assets within or adjoining the site. The nearest listed buildings are in Owthorpe approx. 1.5km to the east, on the opposite side of the A46. The HER has a record of a post-medieval conduit located on the northern boundary of the site in the vicinity of Woodend Farm and public footpath Cotgrave RB7.	Ensure archaeological investigations are carried out across the site prior to allocation to ensure that the potential for unrecorded archeology is assessed and understood.

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 but of unknown sub-grade. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the sub- grade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

## Site: RBC-EMP-04 – Land north of Owthorpe Lane

Factors	Details
Size	23 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	The site is a single site but does not adjoin Cotgrave and is not large enough to provide a strategic level (500+ dwellings) of housing. The site is not currently allocated or used for housing and is being promoted for employment led, mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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?	+	CommentaryThe site is not within but doesadjoin the key settlement ofCotgrave village, (albeitseparated by the StonepitPlantation and Cotgrave Gorsewoodland belts),The site has the potential toprovide approximately 367 jobs(assuming 50% reduction dueto displacement and leakage),that could include opportunitiesfor unemployed people.The site is not within an area ofdeprivation although parts ofCotgrave village are within the	Mitigation Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.
			40% or more most deprived neighbourhoods in the country.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is being promoted for	
Structure and	employment, retail or		employment development.	
Innovation	mixed use?			
To provide the			The site is not allocated for any	
physical	Is the site allocated for		purpose but does adjoin the	
conditions for a	specific employment uses		key settlement of Cotgrave	
modern	e.g. office-based?		village, (albeit separated by the	
economic			Stonepit Plantation and	
structure	Will the site involve the		Cotgrave Gorse tree belts).	
including	loss of employment, retail			
infrastructure to	or mixed use land?		The site has the potential to	
support the use			provide a strategic level of	
of new	Is the site for new		employment covering 5ha or	
technologies.	educational buildings?		more or 20,000 sq.m floor	
			space.	
	Is the site allocated for			
	mixed live-work units?		Development of the site would	
			not involve the loss of	
			employment, retail or mixed	
			use land.	
			The site is not proposed for	
			new educational buildings.	
			The site is not allocated for	
			live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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?	0	The site is within 30 minutes travel time of a health facility by car and bicycle (Approx 25 mins on foot) but is not within 400 metres walking distance of accessible BGI etc. The allocation/ development of the site would not result in the loss of accessible BGI etc but could potentially provide opportunities to improve pedestrian and cycling connectivity to Cotgrave and enhance the green infrastructure corridor no.12 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Part 2.
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 site is not within 400	Ensure community facilities to
Inclusion	metres walking distance of		metres walking distance of	support the development are
To promote and	community facilities e.g.		community facilities but is	provided.
support the	post office, community		within 30 minutes travel time	
development and	centres, leisure centres,		by bus, bicycle and on foot	
growth of social	libraries, schools etc.?		from the centre of Cotgrave,	
capital and to			which has a range of such	
improve social	Will the site result in a loss		facilities.	
inclusion and to	of a community facility?			
close the gap			Allocation / development of the	
between the most	Is the site located in or		site would not result in the loss	
deprived areas	adjoining a deprived area?		of community facilities.	
within the plan				
area.			The site is not in or adjoining	
			an area of deprivation,	
			although parts of Cotgrave	
			village are within the 40% or	
			more most deprived	
			neighbourhoods in the country.	

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 is not within 800 metres of a bus/rail/tram stop or a designated cycle route and is not accessible by public transport. The site adjoins the key settlement of Cotgrave village, (albeit separated by the Stonepit Plantation and Cotgrave Gorse woodland belts) but has no direct public transport route from the site to existing businesses and shopping centres. No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.	Ensure development increases connectivity to the site by non- car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		The site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies
	Will the site ensure that buildings are able to deal with future changes in climate?			(subject to the safe operation of East Midland Airport being safeguarded)
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding	Is the site within or	0	The site is at very low risk of	Avoid where possible areas of
and Water	adjacent EA Flood Zone:-		flooding (less than 0.1% each	surface water flood risk.
Quality	- 1 (Low Probability);		year) from rivers and is largely	
To minimise the	- 2 (Medium Probability);		at very low risk of surface	Ensure surface water
risk of flooding	- 3a (High Probability); or		water flooding with the	management/ mitigation
and to conserve	- 3b (The Functional		exception of two small parts at	measures including SuDS
and improve	Floodplain)?		the western edge and	(limiting impermeable surfaces
water quality.			southeast corner of the site	and promoting porous surfaces,
	Will it deteriorate river		that is at low risk (between	swales and attenuation ponds)
	habitat in-stream and the		0.1% and 1% each year) of	to address surface water run-off
	riparian zone adjacent		surface water flooding.	are secured within the site.
	floodplain habitats?			
			The site is approximately 6-	
	Will the site cause any		6.5km from edge of the Zone	
	harm to the Source		III - Total Catchment SPZ in	
	Protection Zone or the		Holme Pierrepont.	
	water environment?			
			Given the very low and low risk	
	Can surface water run-off		areas outlined above it is	
	be appropriately managed		considered that surface water	
	without increasing flood		run off could be appropriately	
	risk elsewhere?		managed without increasing	
			risk elsewhere.	

13. Natural	Will it meet the biodiversity	_	Unknown at this stage if	Ensure new development
Environment,	net gain requirements?	_	development of the site would	provides new multifunctional
,	net gain requirements :		•	BGI within the site and
Biodiversity and Blue-Green	Will it result in a loss of all		meet net gain requirements.	
			The site date is not within or	enhances existing woodland
Infrastructure	or part of or impact on a		The site does is not within or	and grassland habitats in line
To increase	designated site of nature		adjacent to a designated site of	with the objectives for the
biodiversity levels	conservation interest?		nature conservation interest,	Cotgrave Forest Biodiversity
and protect and			although the undesignated	Opportunity Area.
enhance blue-	Is the site adjacent to a		Stonepit Plantation and	
green	designated site of nature		Cotgrave Gorse woodland	
infrastructure and	conservation interest?		belts adjoin the sites northern	
the natural			boundary and are likely to	
environment.	Will it involve the loss of		contain habitats for a variety of	
	existing habitats or trees/		species.	
	hedgerows/woodland or			
	loss of connectivity?		The allocation / development	
			of the site would result in the	
	Will the site include the		loss of existing habitats,	
	provision of on-site or off-		hedgerows and trees within the	
	site open space?		site.	
	Will the site involve the		The site is of sufficient size	
	loss of existing open		that there are potential	
	space?		opportunities to provide new	
			areas of open space and BGI	
	Will the site improve the		within the site and enhance	
	underused or undervalued		existing woodland and	
	open space?		grassland habitats within the	
			Cotgrave Forest Biodiversity	
			Opportunity Area (see	
			appendix D of the Local Plan	
			Part 2).	
			1 an 2 <i>j</i> .	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 14. Landscape To protect and enhance the landscape character.	Site criteria questions 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 site is within the Cotgrave Wooded Clay Wolds (DPZ NW04). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate. As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to	Mitigation 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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.
			character that is unlikely to conserve it in its present form, however, at this stage it the severity of any impact cannot be determined.	landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no known designated heritage assets within or adjoining the site. The nearest listed buildings are in Owthorpe approx. 1.5km to the southeast, on the opposite side of the A46.	Ensure archaeological investigations are carried out across the site prior to allocation to ensure that the potential for unrecorded archeology is assessed and understood.

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 but of unknown sub-grade. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	Ensure that further surveys are carried out to establish the sub- grade of the site are carried out prior to allocation. Ensure, where possible that, development avoids land classified as Grade 3a.

## Site: RBC-EMP-05 – Stragglethorpe Junction

Factors	Details
Size	51 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

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 has the potential to provide approximately 2,152 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is being promoted for	
Structure and	employment, retail or		employment development but	
Innovation	mixed use?		not currently allocated for any	
To provide the			use.	
physical	Is the site allocated for			
conditions for a	specific employment uses		Development of the site will not	
modern	e.g. office-based?		lead to the loss of any of the	
economic			mentioned uses.	
structure	Will the site involve the			
including	loss of employment, retail		The site is not proposed for	
infrastructure to	or mixed use land?		new educational buildings.	
support the use				
of new	Is the site for new		The site is not allocated for	
technologies.	educational buildings?		live-work units.	
	Is the site allocated for			
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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 health facilities at Cotgrave and Cropwell Bishop. Parts of the site are within 400m of the Grantham Canal which is identified as a priority Green Infrastructure Corridor in Policy 16 of the Rushcliffe Local Plan Part 1 and in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	Ensure that development creates new and improved pedestrian/cycling networks into Cotgrave in line with the Local Plan Parts 1 and 2.
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 site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilties.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
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 is not located within or adjoining the main built up area, nor does it have direct routes to existing businesses and shopping centres. The number 33 bus service connects Cropwell Bishop with Cotgrave and passes through this site along Nottingham Road. There is no bus stop in the vicinity. However travel time to Cotgrave from Cropwell Bishop is around 10 minutes. Nottingham city centre is 40 minutes and West Bridgford is 30 minutes using the same bus service.	Ensure development increases connectivity to the site by non- car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		Site is on 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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources and encourage nature-basedWill the site include provision of renewable technology?Is the site for a specific renewable energy?	provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
			and reduce temperatures); encourages active travel rather than private car use; utilises	
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding</b> <b>and Water</b> <b>Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	-	The site is not at risk of flooding by rivers and streams. Parts of the site are at low- medium risk of surface water flooding.	Avoid where possible areas of surface water flood risk. 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.
	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?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	<ul> <li>Will it meet the biodiversity net gain requirements?</li> <li>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</li> <li>Is the site adjacent to a designated site of nature conservation interest?</li> <li>Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?</li> <li>Will the site include the provision of on-site or off- site open space?</li> <li>Will the site involve the loss of existing open space?</li> <li>Will the site improve the underused or undervalued open space?</li> </ul>		Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is adjacent to the Grantham Canal LNR. Development has the potential for the loss of hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that hedgerows are retained and enhanced. Ensure that development is set back from the Grantham Canal, and green buffers provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	-	The site lies within the	Ensure development proposals
To protect and	impact on local landscape		Aslockton Village Farmlands	are supported by appropriate
enhance the	character?		DPZ (SN06). The overall	landscape character
landscape			landscape strategy for the DPZ	assessments and design and
character.	Will it conserve, enhance		is to 'conserve and enhance'.	access statements specifically
	or restore the features and		The landscape condition is	address landscape impacts.
	characteristics of the		moderate and the character	
	landscape in the present		strength is strong.	Ensure development retains and
	form?			utilises existing landscape
			As with any development on a	features and incorporates BGI,
	Will it create a new		greenfield site, there is the	sensitive design and layouts to
	landscape character?		potential for it to have some	reduce visual intrusion upon the
			impact on local landscape	landscape.
			character that is unlikely to	-
			conserve it in its present form,	
			however, at this stage it the	
			severity of any impact cannot	
			be determined.	

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	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	-	Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale. No impact on setting of designated heritage assets. Potential impact on the Grantham Canal, a non- designated heritage asset.	Mitigation Development proposals would need to be supported by a heritage statement and suitable mitigation measures would need to be identified in order to protect the setting of the Grantham Canal.
designated and non-designated heritage assets and their setting	Will it enhance or better reveal the significance of the heritage asset?		designated heritage asset. Will not enhance or better reveal the significance of the	
and provide better opportunities for people to enjoy	Will it promote heritage based tourism or heritage led regeneration?		Grantham Canal. Will not promote heritage based tourism.	
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?		Will not lead to the adaptive reuse of a heritage asset.	

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?		<ul> <li>The site is identified as grade 3 agricultural land.</li> <li>Uncertain as to whether the land is BMV agricultural land as not sure if grade 3a or grade 3b.</li> <li>Unknown whether development would reduce household and commercial waste per head.</li> <li>Land is identified as being in an area of Gypsum deposits. Development has the potential to sterilise mineral reserves.</li> </ul>	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

## Site: RBC-EMP-06 – North of Margidunvm

Factors	Details
Size	13 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 2. Employment and Jobs To create employment opportunities.	Site criteria questions 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?	Score +	Commentary The site has the potential to provide approximately 314 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Mitigation Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is being promoted for	
Structure and	employment, retail or		employment development but	
Innovation	mixed use?		not currently allocated for any	
To provide the			use.	
physical	Is the site allocated for			
conditions for a	specific employment uses		Development of the site will not	
modern	e.g. office-based?		lead to the loss of any of the	
economic			mentioned uses.	
structure	Will the site involve the			
including	loss of employment, retail		The site is not proposed for	
infrastructure to	or mixed use land?		new educational buildings.	
support the use				
ofnew	Is the site for new		The site is not allocated for	
technologies.	educational buildings?		live-work units.	
	Is the site allocated for			
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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?	0	There are health facilities at Bingham and East Bridgford. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. Development of the site would not lead to the loss of a 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 site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilities.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
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 is not located within or adjoining the main built up area, nor has direct routes from the site to existing businesses and shopping centres, Rushcliffe villager and 91 bus services can be accessed off the Foss Way. These provide access to Bingham within 30 minutes. The site would take approximately 50 minutes reach from the centre of Nottingham and 40 minutes from West Bridgford. Bingham is a 30 minute walk and 9 minute bike ride.	Ensure development increases connectivity to the site by non- car modes of travel and improves networks for active travel by bicycle.
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 not brownfield	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage	Will it improve energy efficiency of existing or historic buildings? Will the site include	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the
and to develop low carbon energy resources	provision of renewable technology?		energy efficiency measures or nature-based solutions	provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas
and encourage nature-based solutions to	Is the site for a specific renewable energy?			and reduce temperatures); encourages active travel rather than private car use; utilises
climate change.	Is the site for the development of community energy systems?			building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>12. Flooding</b> 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 is not at risk of flooding by rivers and streams. Parts of the site are at low risk of surface water flooding.	Avoid where possible areas of surface water flood risk. 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.
	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?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	Once office office and questionsWill 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?Is the site adjacent to a designated site of nature conservation interest?Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?Will the site include the provision of on-site or off- site open space?Will the site involve the loss of existing open space?Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is not adjacent to a site of nature conservation interest. Development has the potential for the loss of hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that hedgerows are retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	-	The site lies within the East	Ensure development proposals
To protect and	impact on local landscape		Bridgford Escarpment	are supported by appropriate
enhance the	character?		Farmlands DPZ (SN05). The	landscape character
landscape			overall landscape strategy for	assessments and design and
character.	Will it conserve, enhance		the DPZ is to 'enhance'. The	access statements specifically
	or restore the features and		landscape condition is	address landscape impacts.
	characteristics of the		moderate and the character	
	landscape in the present		strength is moderate.	Ensure development retains and
	form?		_	utilises existing landscape
			As with any development on a	features and incorporates BGI,
	Will it create a new		greenfield site, there is the	sensitive design and layouts to
	landscape character?		potential for it to have some	reduce visual intrusion upon the
			impact on local landscape	landscape.
			character that is unlikely to	
			conserve it in its present form,	
			however, at this stage it the	
			severity of any impact cannot	
			be determined.	

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	Site criteria questions 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		CommentaryUnknown at this stage whetherthe site would result indevelopment that issympathetic to its surroundingin terms of design, layout andscale.The site is adjacent toMargidunvm ScheduledAncient monument. Themonument boundary is unlikelyto represent the full extent ofarchaeology.Will not promote heritagebased tourism.	Mitigation Development proposals would need to be supported by archaeological investigation, and mitigation would be required across the site focused on the surroundings of the monument.
and provide better opportunities for people to enjoy	Will it promote heritage based tourism or heritage led regeneration?		based tourism. Will not lead to the adaptive reuse of a heritage asset.	
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			

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 identified as grade 2 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	

## Area: A52 East

## Site: RBC-EMP-07 – Land South of A52, Whatton

Factors	Details
Size	41 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	

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 has the potential to provide approximately 1,014 jobs (assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is being promoted for	
Structure and	employment, retail or		employment development but	
Innovation	mixed use?		not currently allocated for any	
To provide the			use.	
physical	Is the site allocated for			
conditions for a	specific employment uses		Development of the site will not	
modern	e.g. office-based?		lead to the loss of any of the	
economic			mentioned uses.	
structure	Will the site involve the			
including	loss of employment, retail		The site is not proposed for	
infrastructure to	or mixed use land?		new educational buildings.	
support the use				
of new	Is the site for new		The site is not allocated for	
technologies.	educational buildings?		live-work units.	
	Is the site allocated for			
	mixed live-work units?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping	Is the site allocated for	0	The site is not allocated for	Consider limiting the number
Centres	town centre uses or mixed		town centre use or mixed use	and type of town centre uses
Increase the	use in the shopping		in a shopping centre.	within the site, with retail
vitality and	centre?			floorspace limited to no more
viability of			The site is not within 400	than 280 sqm (net) per unit.
existing shopping	Is the site within 400		metres of a shopping centre.	
centres.	metres of a shopping			
	centre e.g. city centre,		The site would not result in a	
	district centre or local		loss of town centre use or	
	centre?		mixed use in a shopping	
			centre.	
	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,	0	There are health facilities at Bingham. The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. Development of the site would not lead to the loss of a recreational area or accessible blue-green infrastructure.	Mitigation
6. Community	playing fields, allotments, watercourses?	?	Lincortain as the impact of	Ensura policios in the Local Plan
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?	ţ	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 site is not within 400m of	Ensure community facilities to
Inclusion	metres walking distance of		any community facilities.	support the development are
To promote and	community facilities e.g.			provided.
support the	post office, community		Development of the site will not	
development and	centres, leisure centres,		result in the loss of a	
growth of social	libraries, schools etc.?		community facility	
capital and to				
improve social	Will the site result in a loss		The site is not located within or	
inclusion and to	of a community facility?		adjoining a deprived area.	
close the gap				
between the most	Is the site located in or			
deprived areas	adjoining a deprived area?			
within the plan				
area.				
8. Transport	Is the site accessible by	-	The site is not located within or	Ensure development increases
To make efficient	public transport?		adjoining the main built up	connectivity to the site by non-
use of the			area, nor has direct routes	car modes of travel and
existing transport	Is the site located in or		from the site to existing	improves networks for active
infrastructure,	adjoining the main built up		businesses and shopping	travel by bicycle.
help reduce the	area and has direct		centres,	
need to travel by	route(s) from the site to			
car, improve	existing businesses and		Infrequent bus service	
accessibility to	shopping centres?		connecting Whatton to	
jobs and services			Bingham and surrounding	
for all and to	Is the site within 30		villages that runs Monday-	
improve travel	minutes public transport		Saturday daytime only	
choice and	time of community		to some of the aforementioned	
accessibility.	facilities, schools, retail		facilities.	
	centres and employment			
	areas?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield	Is the site a brownfield		The site is not brownfield	
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
<b>10. Energy and</b> <b>Climate Change</b> To minimise energy usage and to develop	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority
energy resources and encourage nature-based	interventionenergy resourcesand encouragenature-basedIs the site for a specificrenewable energy?	nature-based solutions	habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather	
solutions to climate change.	Is the site for the development of community energy systems?			than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.
	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 not within the	Ensure development includes
and Air Quality	Nottingham Urban Area		Nottingham Urban Area	measures to reduce travel by
To manage air	agglomeration zone?		agglomeration zone.	car, by providing safe and
quality and				secure active travel
minimise the risk	Will the site cause		The site is not within or in	opportunities, access to public
posed by air,	additional harm to an		proximity to an Air Quality	transport and provision of EV
noise and other	existing Air Quality		Management Area.	infrastructure (including private
types of pollution.	Management Area?			and public car changing points).
			It is unknown at this stage	
	Is it likely to create a new		whether the allocation /	
	Air Quality Management		development of the site would	
	Area?		create a new Air Quality	
			Management Area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
SA objectives 12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Site criteria questions 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?		Commentary The site is not at risk of flooding from rivers and streams. Parts of the site are at low- high risk of surface waterflooding.	Mitigation Avoid where possible areas of surface water flood risk. 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.
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 questionsWill 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?Is the site adjacent to a designated site of nature conservation interest?Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?Will the site include the provision of on-site or off- site open space?Will the site involve the loss of existing open space?Will the site improve the underused or undervalued open space?	-	Unknown at this stage if development of the site would meet net gain requirements. Development of the site would not lead to the loss of a designated site of nature conservation interest. The site is not adjacent to a site of nature conservation interest. Development has the potential for the loss of trees and hedgerows. Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space	Ensure that trees and hedgerows are retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape	Will it have an adverse	-	The site lies within the	Ensure development proposals
To protect and	impact on local landscape		Aslockton Village Farmlands	are supported by appropriate
enhance the	character?		DPZ (SN06). The overall	landscape character
landscape			landscape strategy for the DPZ	assessments and design and
character.	Will it conserve, enhance		is to 'conserve and enhance'.	access statements specifically
	or restore the features and		The landscape condition is	address landscape impacts.
	characteristics of the		moderate and the character	
	landscape in the present		strength is strong.	Ensure development retains and
	form?			utilises existing landscape
			As with any development on a	features and incorporates BGI,
	Will it create a new		greenfield site, there is the	sensitive design and layouts to
	landscape character?		potential for it to have some	reduce visual intrusion upon the
			impact on local landscape	landscape.
			character that is unlikely to	·
			conserve it in its present form,	
			however, at this stage it the	
			severity of any impact cannot	
			be determined.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and</b> <b>Historic</b> <b>Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<ul> <li>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</li> <li>Will it result in a loss of or harm the significance of designated or non- designated heritage asset(s) or its setting?</li> <li>Will it enhance or better reveal the significance of the heritage asset?</li> <li>Will it promote heritage based tourism or heritage led regeneration?</li> <li>Will it lead to the adaptive reuse of a heritage asset?</li> </ul>		Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale. The site is in proximity to Whatton conservation area. The site is also in the setting of the Church of John of St John of Beverlyey, which is grade 2* listed and the windmill at Hillyside house, which is grade II listed. A linear feature is identified across the site in the HER, which may be an old drain. There is also evidence of ridge and furrow at the southern end of the site. Will not promote heritage based tourism. Will not lead to the adaptive reuse of a heritage asset.	Standard historical / archaeological investigations as part of any proposal. Heritage statement should be undertaken in support of any detailed proposal, which assesses the harm on the historic assets identified and any mitigation measures required to reduce harm to an acceptable level. Any designs should demonstrate that longer distance views of the church spire and the windmill should not be obscured.

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 identified as grade 2 agricultural land. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction.	