

Greater Nottingham Strategic Plan



Publication Draft: Sustainability Appraisal Report Appendix G: Appraisals for strategic sites in Nottingham City September 2024

Greater Nottingham
Planning Partnership



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Introduction

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

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

The appendix includes the following:

- Table which identifies the selected reasonable alternatives for site appraisal.
- SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for site appraisals on the reasonable alternatives.
- Site appraisals on the reasonable alternatives. This includes appraisals for employment sites, including those promoted for logistics.

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

Sites for consideration

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

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

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

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

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

Sites for housing/mixed use development

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

Sites for strategic distribution development

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

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

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

Housing/mixed use

Sources of sites:

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

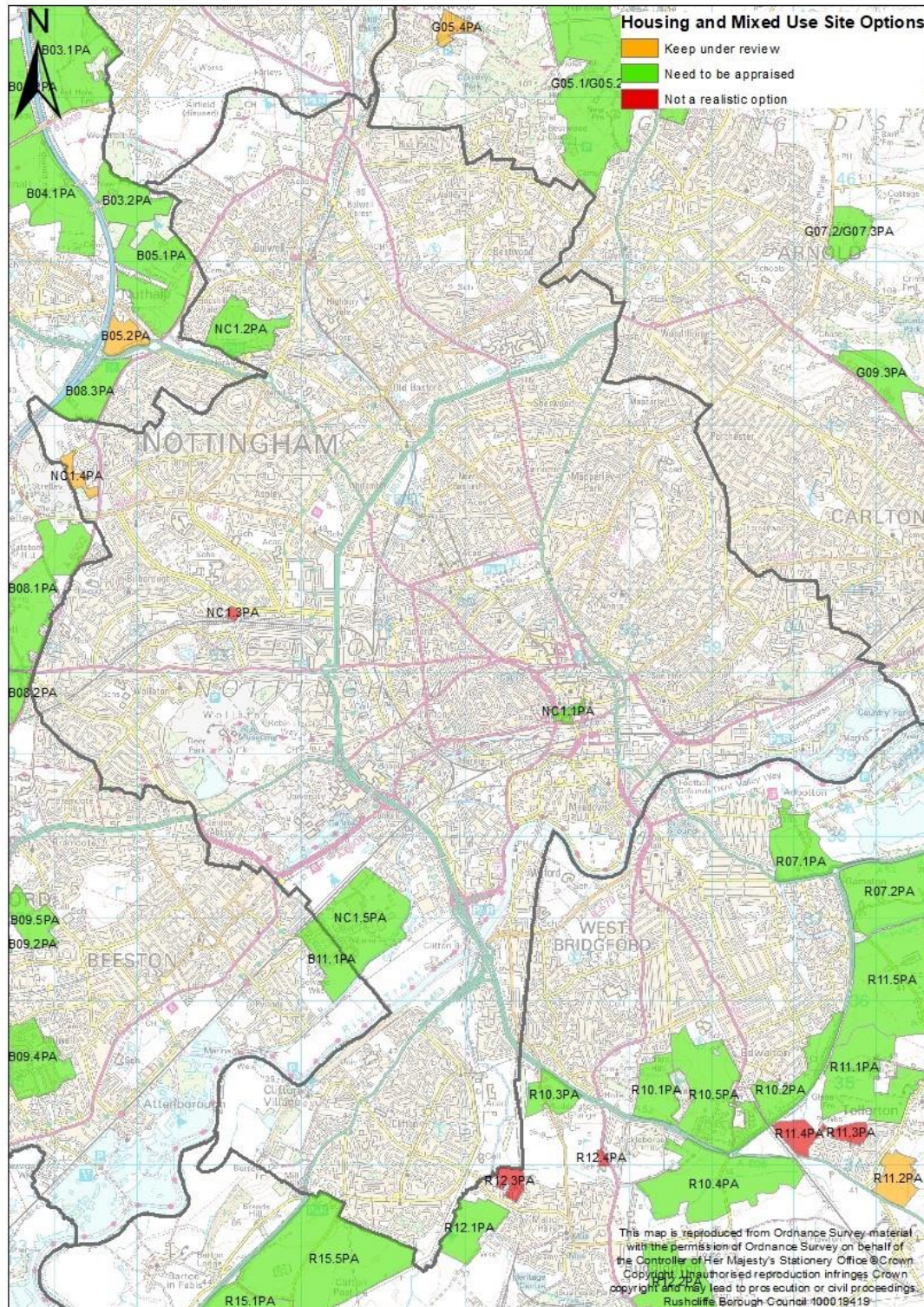
Site Ref	Site Name	Indicative no. dwellings	Is it a realistic option?
NC1.1PA	Broad Marsh		Site is of scale for strategic growth.
NC1.2PA	Stanton Tip		Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy
NC1.3PA	Former Chromoworks Site, Wigman Road		It is not considered strategic based on density and the small size of the site. The site lies within a major business/employment park and is to be developed for employment uses so is considered to be categorised as a red site
NC1.4PA	Extension to Woodhouse Way		It is not considered strategic based on density and the size of the site. It is no longer being considered as the developer is no longer promoting that for residential
NC1.5PA	Boots		Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy
NC1.6*	The Victoria Centre (former Intu Victoria Centre) (Response PA/309)		Site wasn't a Growth Options site. The site is not considered strategic as development is likely to be incremental unlike a total redevelopment of the Broad Marsh
NC1.7*	North Ruddington - Land at Wilford Road to the north of Ruddington (Response PA/280 and PA/732)		The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement the GNSP Preferred Approach. Site

Site Ref	Site Name	Indicative no. dwellings	Is it a realistic option?
NC1.8*	Former City College, Carlton Road (Response PA/556 & PA/558)		Site wasn't a Growth Options site. It is not considered strategic based on the number of dwellings).

* indicates that the site was added to the pool of potential allocations after consultation on the preferred approach.

Map of housing/mixed use development site options for consideration

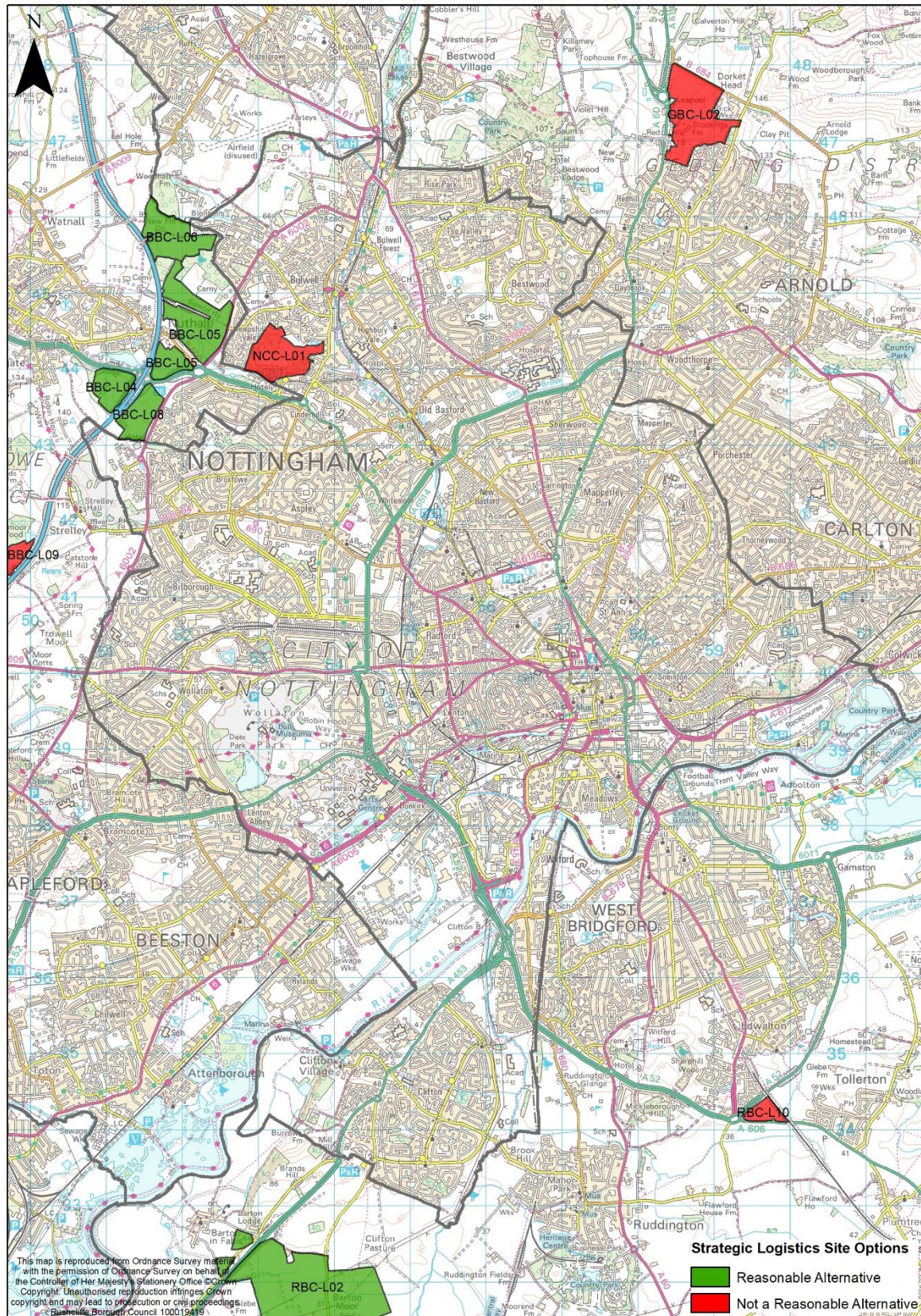
The housing/mixed use development site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.



Sites for Strategic Distribution

Site ref	Site name	Site size	Is this a realistic option?
NC1.2PA	Stanton Tip	42.65ha	No, 42.65 hectares, but only 27 hectares net developable area. As the existing Local Plan allocation is for mixed use, the full 27 hectares is not available for logistics use.

Map of Strategic Distribution Sites



Site appraisals

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

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

A total of 4 sites were identified as reasonable alternatives:

- NC1.1PA Broad Marsh
- NC1.2PA Stanton Tip
- NC1.5PA Boots
- NC1.7* North of Ruddington

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

SA Framework 2 – site criteria

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

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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?	Single site provides a strategic level of employment on 5+ ha or more or 20,000+ sq. m or more in and adjoining the built up area or key settlement	Site provides a strategic level of employment covering 5 ha or more or 20,000 sq. m or more in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides opportunity for training and / or high knowledge sectors (i.e. office based) Provides live-work units	Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development Assumes all housing sites make appropriate education provision	Results in the loss of part of land for employment, retail or mixed use	Results in the loss of a strategic level of employment Results in the loss of land for employment, retail or mixed use Results in the loss of live-work units

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	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?	Within 400 metres walking distance of health facilities and recreational area or accessible blue-green infrastructure	Access to health facilities within 30 minutes travel time by public transport, walking or cycling Within 400 metres walking distance of recreational area or accessible blue-green infrastructure	Uncertain or No impact		Access to health facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of recreational area or accessible blue-green infrastructure

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

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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 previously developed land or brownfield land within or adjoining the main built up area or key settlement	Site is on predominantly previously developed land or brownfield land within or adjoining the main built up area or key settlement Site is on previously developed land or brownfield land and not adjoining the main built up area or key settlement	Uncertain or No impact [Note biodiversity value may not be known]	Site is on predominantly greenfield land	Site is on greenfield land

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

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

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

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

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

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

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

Site assessments on reasonable alternatives

Sites for appraisal:

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

Refer to matrix for scoring criteria.

BROAD AREA: NC1

NC1.1PA Broad Marsh

Factors	Details
SHLAA reference	2259 (Local Plan Site:SR58) and 459 (Local Plan Site SR57)
Size	6.19 hectares remain from 9.56 hectares P2LP sites
No of dwellings/ estimated employment floorspace	or mixed use development as a new City Centre community, to include the provision of around 1,000 residential units up to 20,000 square metres of commercial, office and leisure floorspace and the provision of high quality public realm and open space / green infrastructure. The area is subject to the preparation of a masterplan.
Existing Use	Demolished Shopping Centre and College being redeveloped for a mix of uses

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

SA objectives	Site criteria questions	NC1.1PA	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?	+	The site will include over 20,000sqm of new employment space The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings. The site is not proposed for mixed live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	++	Broad Marsh includes town centre uses and is within the City Centre. There would be no loss of a town centre use or mixed use.	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site has access to health facilities within 30 minutes travel time by public transport, walking or cycling</p> <p>The site is will include recreational areas or accessible blue-green infrastructure.</p> <p>The site is being cleared for development and so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	

SA objectives	Site criteria questions	NC1.1PA	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?	?	No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. Future applications would need to consider designing out crime. Crime is also dependent upon a series of secondary factors not related to site allocation.	Future applications would need to consider designing out crime.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is no loss of a community facility. The site is likely to be close to a new library The site is being cleared for development and so would not lead to the loss of a community facility. The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective. The site is not located within or adjoining a deprived area (10% worst area).	

SA objectives	Site criteria questions	NC1.1PA	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 located within or adjoining the main built up area with existing transport infrastructure for example tram stops nearby. The Broad Marsh is adjacent a bus station and cycle parking. The site is close to Nottingham Railway Station	Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	++	The site is Brownfield Land	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	- -	The site is within the Nottingham Urban Area agglomeration The site is also within an Air Quality Management Area therefore potential risk/harm dependent upon proposed uses. Although an AQMA for NO2 Development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5	Ensure site uses have appropriate energy sources (reduce NO2 and CO2 emissions) and particulate (PM10,PM2.5) emission abatement systems.

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	?	A small part of the site is in Flood Zone 3.	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

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

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

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	The redevelopment of the Broad Marsh and College site is unlikely to have a negative impact on heritage assets or their settings. Re-Richmond House - this constraint is only moderate because it is located on the outside fringe of the site area. There are several buildings of local interest and they will be under serious threat by the redevelopment of the Broad Marsh. However, it is recognised that the substantial benefits of the regeneration of this wider area will outweigh the harm caused by the probable loss of these buildings	Heritage assets should be preserved and enhanced with careful consideration to views and setting of the Castle and Lace Market Cliff and the Castle and Canal Conservation Areas. Development should improve prominence and access to the existing visitor attraction focused on caves. Detailed heritage assessments could be undertaken at the planning application stage.

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

NC1.2PA Stanton Tip

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

6.1

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is allocated for housing within the Aligned Core Strategy. The site is for is up to 500 dwellings	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
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?	+	Stanton Tip is 5-10 hectares of employment for approximately 500 jobs. The site will therefore provide a strategic level of jobs	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	NC1.2PA	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?	+	The site is likely to include over 10,000sqm of new employment space The development of the site would not result in the loss of employment, retail or mixed-use land. The site is not for new educational buildings. The site is not proposed for mixed live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	Bulwell Town Centre is located approximately 550m from the north east corner of the site, and a new Joint Service Centre is sited approximately 300m along Coventry Road to the north/east. There would be no loss of a town centre use or mixed use.	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	++	<p>The site has access to health facilities within 30 minutes travel time by public transport, walking or cycling</p> <p>The site includes recreational areas.</p>	

SA objectives	Site criteria questions	NC1.2PA	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?	?	No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. Future applications would need to consider designing out crime. Crime is also dependent upon a series of secondary factors not related to site allocation.	Future applications would need to consider designing out crime.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	There is no loss of a community facility. The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.	

SA objectives	Site criteria questions	NC1.2PA	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 located within or adjoining the main built up area with existing transport infrastructure for example tram stops nearby.	Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	++	The site is Brownfield Land	

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

<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not within the Nottingham Urban Area Agglomeration Zone The site falls into an AQMA as the whole City is an AQMA. Development unlikely to cause additional harm. The ground is likely to be contaminated. Depending on the layout of the site there is the potential for noise around Occupation Road, the Phoenix Park units & the Park & Ride.</p>	<p>Cover layers are likely to be required in all private gardens / landscaped. In terms of the risks from ground gas EPG recommended an Amber 2 level of gas protection in all buildings including garages, outbuilding etc & also recommended that permitted development rights which extend or alter the original footprint of any building be restricted & require planning permission to ensure that suitable ground gas protection measures are incorporated into the extension construction & that this is independently verified. Noise issues should be able to be adequately dealt with through sensible layout &</p>
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SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
				sound insulation measures
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	?	<p>Stanton Tip is located outside of the floodplain (Zone 1), there is the potential for localised overland flooding due to the steep-sided slopes. Site over 1ha so site specific SFRA required. This site is underlain by a Principal Aquifer - Nottingham Castle Sandstone Formation. Culvert runs below part of the site and may restrict developable area/provide opportunities for Green Infrastructure provision. Topography of site to be considered re surface/sewer flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

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

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

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

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

NC1.5PA Boots

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

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

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is allocated for housing within the Aligned Core Strategy and has outline planning permission for housing. The site is partly located in Broxtowe Borough and partly in Nottingham City. Across both parts, the capacity is of a strategic scale. 14/00515/OUT - Outline application for mixed-use development comprising: up to 82,000sqm of employment floorspace,	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. Approved on 9 July 2021. (The site boundary covers both Broxtowe and Nottingham City).</p> <p>21/00672/REM - Construct 406 dwellings (reserved matters relating to reference 14/00515/OUT - plots R1 to R11 inclusive and plots G2, 3 and 4 only). Currently pending consideration.</p> <p>Reserved Matters for 216 units within the City.</p>	
2. Employment and Jobs	Will the site provide jobs?	++	Outline planning permission provides for up to 82,000sqm of employment floorspace, comprising office units (E);	Require employment and skills strategy and apprenticeships for local

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

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			The site is not proposed for mixed live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes. There would be no loss of a town centre use or mixed use.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	Queens Road Dental Centre 656m from site Doctor: Sunrise - Clifton Site 826m from site CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Market Hill is within 20 minutes. Several GP facilities are located in Beeston Town Centre.</p> <p>Open Space: Beeston Canal 13m from site Leyton Crescent Allotments 57m from site Beeston Rugby Club 169m from site Leyton Crescent Recreation Ground 199m from site Weirfields Recreation Ground 442m from site</p> <p>The site has been cleared for development and so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Crime is dependent upon a series of secondary factors not related to site allocation.	Designing out crime was considered as part of determined planning applications. Future applications would also need to consider designing out crime.

SA objectives	Site criteria questions	NC1.5PA	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 has been cleared for development and so would not lead to the loss of a community facility. Rylands Community Centre 229m from site Beeston Rugby Club 169m from site Queens Road Dental Centre 656m from site Doctor: Sunrise - Clifton Site 826m from site John Clifford Primary School 719m from site Trent Vale Infant and Nursery School 720m from site Rylands Junior School 838m from site The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective. The site is not located within or adjoining a deprived area (10% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct	++	Broxtowe: Bus Stops: Lilac Grove 39m from site Lilac Grove 69m from site Padge Road 205m from site Tram Stops	Considered as part of the planning application process. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
<p>need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>University Boulevard 640m from site Middle Street 704m from site</p> <p>Cycle path / footpath from northern part of the site within Nottingham City to University Boulevard (A6005). University of Nottingham NET tramway stop and University South Entrance bus stops (serving Trent Barton Indigo and Skylink routes to Nottingham, Derby, East Midlands Airport and other destinations) within approximately 750m of site.</p> <p>Within Broxtowe: CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beeston Hill is within 20 minutes. There is a wide variety of community facilities in both Beeston and Nottingham City Centre.</p>	

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

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			<p>provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>
<p>11. Pollution and Air Quality</p> <p>To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	- -	<p>85.99% the Broxtowe part of site in NO2 Agglomeration Zone. A significant proportion of the part of the site within Nottingham City is within the NO2 Agglomeration Zone.</p> <p>Although in an AQMA for NO2 (Citywide), development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?			
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>River Flooding (Data for Broxtowe part of site):</p> <p>77.78% (23.99ha) of site in Flood Zone 3</p> <p>99.16% (30.59ha) of site in Flood Zone 2</p> <p>Surface Water Flooding (3)</p> <p>0.25% (0.08ha) of site in Surface Water Flood Map 1 in 30</p> <p>11.74% (3.62ha) of site in Surface Water Flood Map 1 in 100</p> <p>11.74% (3.62ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Areas Benefitting Flood Defences:</p> <p>90.88% (28.03ha) of site in Ground Water Flooding</p> <p>0.11% (0.04ha) of site in $\geq 50\% < 75\%$ (Clearwater and Superficial Deposits Flooding)</p> <p>1.36% (0.42ha) of site in $\geq 25\% < 50\%$ (Clearwater and Superficial Deposits Flooding)</p> <p>98.53% (30.39ha) of site in $\geq 50\% < 75\%$ (Superficial</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			<p>Deposits Flooding) Detailed River Network (2) Below Surface Watercourse (Culvert) crosses site for 138.32m Surface Watercourse (Secondary River) crosses site for 370.49m</p> <p>Part of the site, within Nottingham City, is within Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.</p>	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	0	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site has been cleared for development.</p> <p>A very small part of the 'wider' allocation in Broxtowe Borough (0.02% (0.01ha)) is within Local Wildlife Site: -2/57 'A valuable aquatic habitat in an urban setting with local species on walls'.</p> <p>The part of the site within Nottingham City is located close to a Local Wildlife Site.</p>	<p>Requirement for at least 10% biodiversity net gain.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site</p>

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>			<p>open space is retained and enhanced.</p> <p>Avoid developing in close proximity to the nearby Local Wildlife Site.</p>
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	0	<p>The Boots site is a previously developed site in the Urban area, which has been cleared for development.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>The Boots site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>	Considered as part of the planning application process
<p>15. Built and Historic Environment To protect and enhance the</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p>	0	<p>Listed Buildings (within site): Building D10 at Boots Factory Site within site boundary (I) Building D34 (fire station) at Boots Factory Site within site</p>	Considered as part of the planning application process

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
<p>townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>boundary (II) Building D6 at Boots Factory Site within site boundary (I) D90 Listed Building within City boundary Local Interest Buildings (within site): 1.81% (0.56ha) of site in Building D1 Soap Factory at Boots (LIE)</p> <p>There is an identified £20million that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed is not through the wider redevelopment of the site, but by the discontinuance of its use by Boots.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would</p>	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			be likely to be potential candidates for reuse.	
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?	-	Development on site would likely increase household and commercial waste per head. The vast majority of the site is within Urban / Non-Agricultural Classifications. Based upon the Nottinghamshire Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised. Nottingham City: within Minerals Safeguarding Area - prior notification required but not considered a barrier to Development	Considered as part of the planning application process

NC1.7* North Ruddington - Land at Wilford Road to the north of Ruddington

Factors	Details
SHLAA reference	1140 (Nottingham City)
Size	30 hectare site for 500 dwellings, (17.19 Ha in the City) and open space
No of dwellings/ estimated employment floorspace	Predominantly family housing) (500 dwellings).
Existing Use	Agriculture

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site is not allocated but could provide around 500 houses in a location adjoining a key settlement. The site could provide housing that 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.
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. The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the	Require employment and skills strategy and apprenticeships for local people during construction.

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		20% most deprived neighbourhoods in the Country.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.</p> <p>It is assumed all housing sites will make appropriate education provision.</p> <p>The site is not for new educational buildings.</p> <p>The site is not for mixed live-work units.</p>	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p>	0	<p>The site is not for town centre use or mixed use in a shopping centre.</p> <p>The site is more than 400 metres from Ruddington Local Centre but is within 30 minutes travel time of it on foot or by bike.</p> <p>The site would not result in a loss of town centre use or mixed use in a shopping centre.</p>	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and wellbeing and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	-	<p>The site is within 30 minutes travel time of the Ruddington Medical Centre by car or on a bike.</p> <p>The site is not within 400 metres of a recreational area or accessible BGI but Elms Park is around 1.5km from the site, Jubilee Field sports ground is around 2km from the site, and Rushcliffe Country Park around 2.3 km albeit these are separated from the site by the A60 which has no signalised pedestrian crossings in the vicinity of the site.</p> <p>The site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	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 Fairham Brook BGI 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 Objective	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.	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>The site 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.</p> <p>The site would not result in the loss of a community facility.</p> <p>The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the 20% most deprived neighbourhoods in the Country.</p>	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.	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	-	<p>The site is more than 800 metres walking distance from the nearest bus stop on Wilford Road. The stop is served by route number '3' to Nottingham.</p> <p>The site is adjacent to the main built up area of Ruddington to the south and has direct routes to the settlement and its businesses/shopping centre.</p> <p>The site is within 30 minutes travel time by bike of the community facilities, schools, retail centres and employment areas in Ruddington.</p>	Major public transport improvements.
9. Brownfield Land To make	Is the site a brownfield site?	--	Site is on greenfield land.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
efficient use of previously 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.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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.

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is 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.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- <ul style="list-style-type: none"> • 1 (Low Probability); • 2 (Medium Probability); • 3a (High Probability); or • 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the	-	The western and southern boundary edges of the site are affected by flood zone 2 and 3, which relate to the Fairham Brook that forms the western boundary and the Packham Dyke which flows east to west beyond the site's southern limits. Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	<p>riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>The site is directly adjacent to the Fairham Brook Nature Reserve on the western side, a Local Wildlife Site, and on the northern side Wilwell Cutting, a Site of Special Scientific Interest.</p> <p>Whilst the provision of 10% Biodiversity Net Gain is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.</p>	<p>Ensure the delivery of a minimum of 10% Biodiversity Net Gain.</p> <p>Development should avoid, mitigate or compensate for any direct or indirect effects on the Local Wildlife Site, Site of Special Scientific Interest and priority habitats.</p> <p>Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for</p>

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or offsite open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>			<p>biodiversity enhancement and wildlife corridors within the site.</p>
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	?	<p>At a national level, the site is located on the south eastern edge of National Character (NCA) 48 – The Trent and Belvoir Vales. At a regional level, as set out in the East Midlands Regional Landscape Character Assessment (EMRLCA), the site is located on the south westernmost edge of Group 4a – “Unwooded Vales”.</p> <p>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.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p>15. Built and Historic</p>	<p>Will it result in development that is sympathetic to its</p>	0	<p>There are no heritage assets within or in close proximity to the site.</p>	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
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.	surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		No impact as no heritage assets are likely to be affected.	
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:- <ul style="list-style-type: none"> • Grade 1 (excellent) • Grade 2 (very good) • Grade 3a (good) • Grade 3b (moderate) • Grade 4 (poor) • Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV)	--	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.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	<p>agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			