



Preferred Approach: Site Selection Report

Appendix D - Rushcliffe

December 2022



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1. Introduction

1.1 This appendix should be read in conjunction with the Site Selection Paper - Main Report, which sets out the approach that has been taken to site selection.

1.2 This appendix provides details of the site selection process for Rushcliffe Borough Council. It includes a series of Site Schedules which present the information and supporting material for each Reasonable Alternative site that has been considered. For each site, two key decisions have been made. Firstly, whether the site could be allocated for strategic development. This decision is taken with reference to the site in isolation. This includes considering whether:

- the site has practical and achievable means of access to the public highway;
- if the site is within the Green Belt, there are defensible features which could be used to define the boundary of the Green Belt;
- the site is being promoted for development;
- there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
- a significant portion of the site is at risk of flooding;
- development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape, flooding).

1.3 Secondly, consideration has been given as to whether a site should be allocated for strategic development. This is a comparative exercise between the sites being considered. Where it is considered appropriate to recommend the strategic allocation of a site, the whole of the site put forward for development has not automatically been recommended.

1.4 For Rushcliffe Borough the assessment of the reasonable alternatives has shown that there are twenty-two reasonable alternative housing/mixed use sites and seven reasonable alternative employment sites in Rushcliffe Borough. These are as set out below:

Reference	Name of site	Site Assessment page number
R02.1PA	West of RAF Newton	7
R02.2PA	Former RAF Newton Strategic Allocation	13
R03.1PA	North and East of Bingham	18
R03.3PA	Land North of Bingham Strategic Allocation	24
R06.1PA	Hall Farm, Grantham Road, Radcliffe on Trent	29
R06.2PA	East of Radcliffe on Trent	34
R07.1PA	East of Lady Bay, West Bridgford	40

Reference	Name of site	Site Assessment page number
R07.2PA	North of Gamston Strategic Allocation	47
R08.1PA	Colston Gate, Cotgrave	54
R10.1PA	West of Sharpill Wood	60
R10.2PA	Edwalton Golf Course	66
R10.3PA	Land at Wilford Road, Ruddington	71
R10.4PA	Land South of Wheatcroft Island	77
R10.5PA	Land at Melton Road Strategic Allocation	83
R11.1PA	South of Gamston Strategic Allocation	88
R11.5PA	East of Gamston North Tollerton Strategic Allocation	95
R12.1PA	West of Pasture Lane, Ruddington	100
R12.2PA	East Ruddington	107
R13.1PA	West Keyworth	113
R15.1PA	Land south west of Nottingham (East of A453)	120
R15.5PA	South of Clifton Strategic Allocation	127
RBC-EMP-01	Radcliffe on Soar Power Station	132
RBC-EMP-02	Rushcliffe 'Gateway'	138
RBC-EMP-03	South of Owthorpe Lane	144
RBC-EMP-04	North of Owthorpe Lane	150
RBC-EMP-05	Stragglethorpe Junction	156
RBC-EMP-06	North of Margidunvm	162
RBC-EMP-07	Land South of A52, Whatton	167

- 1.5 Not all of the sites submitted through the call for sites for the Growth Options Study (2020), the Greater Nottingham Strategic Plan Growth Options consultation, the SHLAA process and the Employment Land Study (2021) have been assessed as Reasonable Alternatives. A sieving exercise considered the initial pool of sites and removed unsuitable sites through the application of a traffic light (or red/amber/green (RAG) rating) process to leave a shortlist with a "green rating" (details are set out in the main Site Selection Report and in the Sustainability Appraisal of the Preferred Approach).
- 1.6 For Rushcliffe, housing and mixed use sites were not assessed if they are not of strategic size (generally below 500 dwellings) or they are located in areas of the

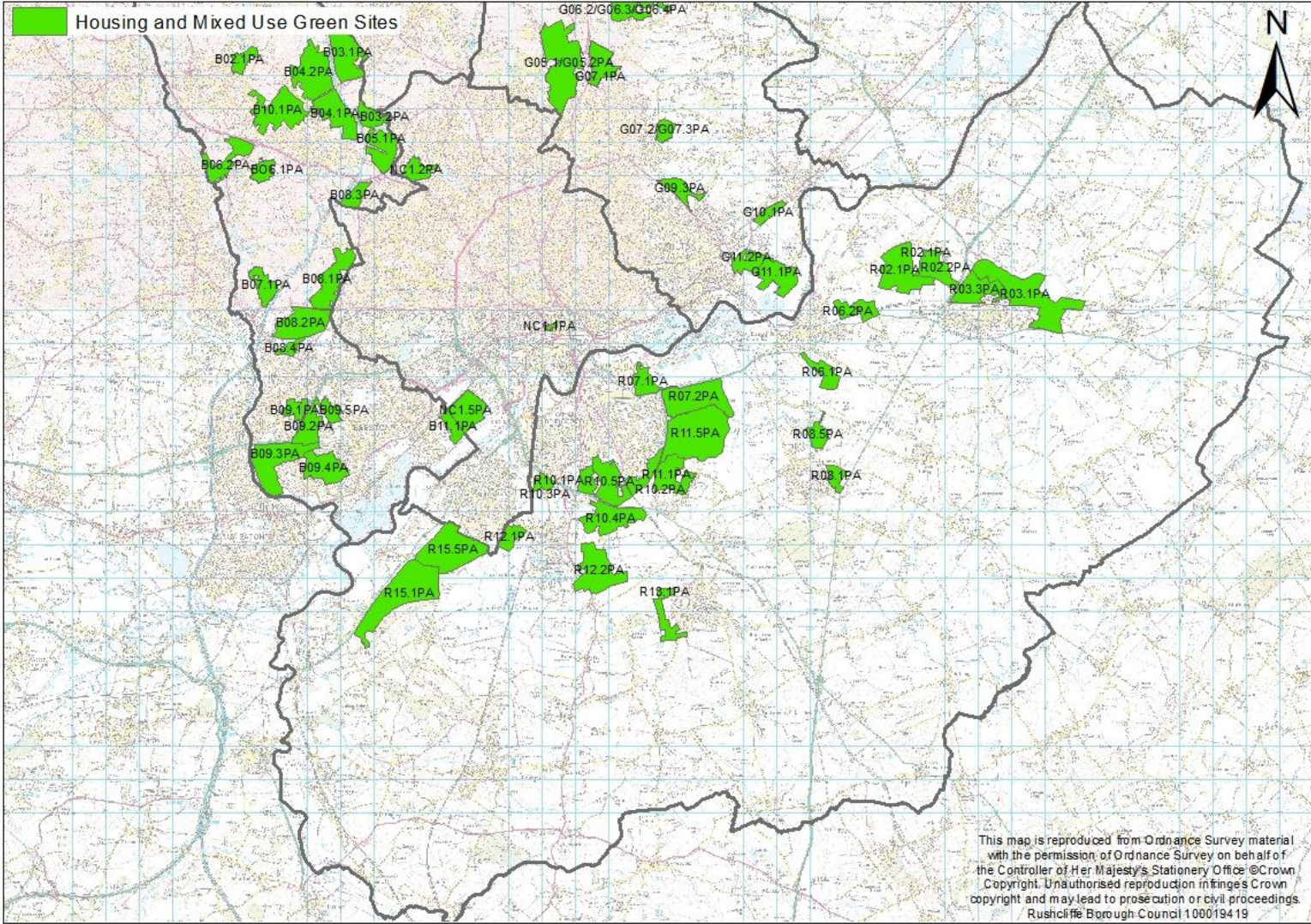
Borough where strategic development is currently not promoted in the Preferred Approach. Employment sites have not been assessed if they are not of a strategic size.

- 1.7 Non-strategic site may be subject to further consideration at the Part 2 Local Plan review stage.
- 1.8 Out of these twenty-nine sites, six relate to existing strategic allocations, as follows:
- Former RAF Newton Strategic Allocation (R02.2PA) is an existing mixed use strategic allocation in the Core Strategy which has been granted planning permission and is under construction but not substantially completed. The site schedule therefore cross refers to the planning permissions on the strategic allocation as the issues covered by the site schedule have already been considered through the planning application process.
 - Land North of Bingham Strategic Allocation (R03.3PA) is an existing strategic allocation in the Core Strategy which has been granted planning permission within two phases (the second being constructed by two house builders). Both phases are currently under construction. The site schedule therefore cross refers to the planning permissions as the issues covered by the site schedules have already been considered through the planning application process.
 - Former Cotgrave Colliery Strategic Allocation (R08.5PA) is an existing mixed use strategic allocation in the Core Strategy which has been granted planning permission for residential and employment. The residential element and some of the employment development has been delivered. The site has been assessed to determine whether the remaining undeveloped employment land should be allocated.
 - Land at Melton Road Strategic Allocation (R10.5PA) is an existing strategic site allocated in the Core Strategy. The site has outline planning permission and reserved matters approved. A significant number of homes have been built, with only the latter phases not yet commenced.
 - East of Gamston North of Tollerton Strategic Allocation (R11.5PA) is the only strategic allocation within the Core Strategy which does not yet have planning permission in outline or in full. The allocation is mixed use, adjacent to the main built area of Nottingham and is outside the Green Belt. The Council is working with landowners to develop a Supplementary Planning Document to co-ordinate the delivery of infrastructure and compliance with the development requirements and policies as set out in the Local Plan. A planning application has been submitted for part of the site.
 - South of Clifton Strategic Allocation (R15.5PA) is an existing mixed use strategic site allocated in the Core Strategy. Outline planning permission

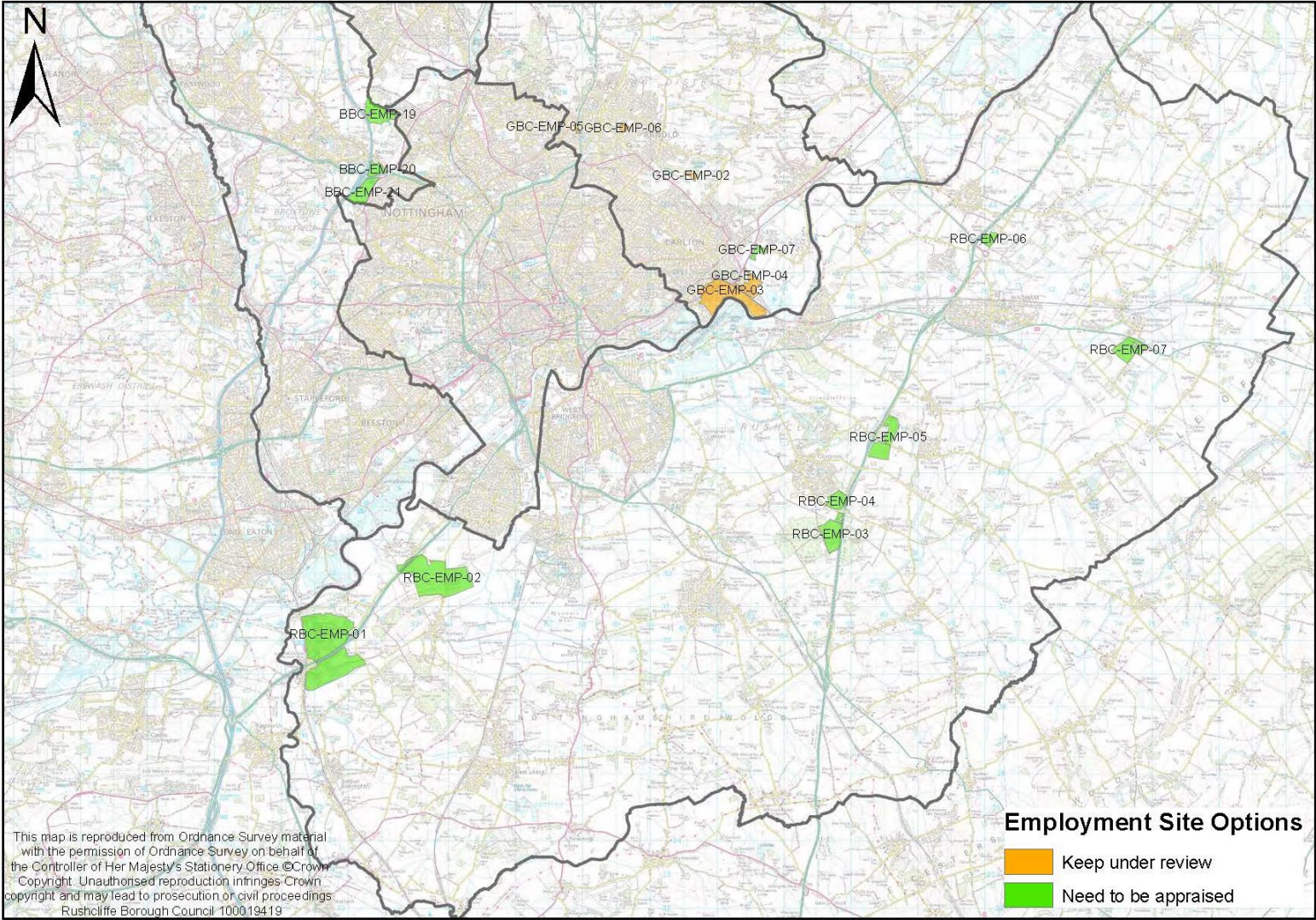
has been granted and the first phases have been approved, including Phase 1 of the housing area. Groundworks and infrastructure have been completed to facilitate delivery of the early phases and employment elements are currently under construction.

- 1.9 Sixteen housing/mixed use sites and seven employment sites have been assessed which are not subject to existing allocations. In respect of the housing/mixed use sites, the proposed approach to housing provision and distribution within Rushcliffe is outlined in the Preferred Approach document and Housing Background Paper. While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.
- 1.10 In respect of employment land provision within Rushcliffe, it is proposed to carry forward all those strategic employment sites allocated by the existing Rushcliffe Local Plan (which form part of mixed use allocations). In addition, major new employment growth is proposed at the Ratcliffe on Soar Power Station site (within the R15 broad area) which is a strategic redevelopment opportunity. The site's allocation would support the aspirations of the East Midlands Development Corporation and East Midlands Freeport. Further justification for the site's allocation is outlined in the Preferred Approach document and Employment Background Paper. There is not, however, justification for any further new strategic employment sites within Rushcliffe.
- 1.11 Notwithstanding this, the Councils have recently undertaken a "call" for strategic distribution sites and the approach to large strategic distribution development will be addressed at the next stage of plan preparation.
- 1.12 In conclusion, the Preferred Approach includes the following seven strategic allocations within Rushcliffe Borough:
 - Former RAF Newton existing strategic allocation
 - Land North of Bingham existing strategic allocation
 - Former Cotgrave Colliery existing strategic allocation
 - Land at Melton Road existing strategic allocation
 - East of Gamston North of Tollerton existing strategic allocation
 - South of Clifton existing strategic allocation
 - Ratcliffe on Soar Power Station

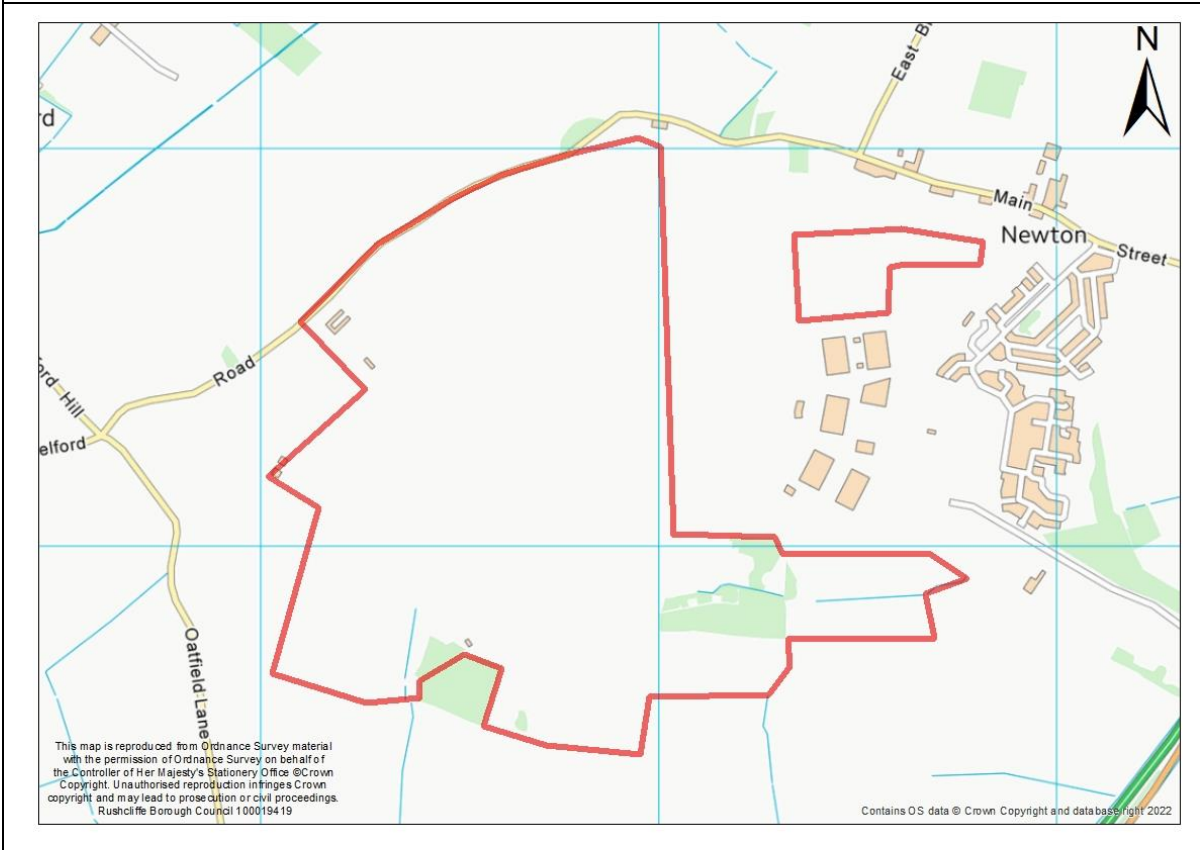
Map of Reasonable Alternative Sites in Rushcliffe Borough (Housing and mixed use)



Map of Reasonable Alternative Sites in Rushcliffe Borough (Employment)



R02.1PA – West of RAF Newton



Factors	Details
SHLAA reference	SHLAA/NEW/501
Size (hectares)	144
No of dwellings/ estimated employment floorspace	2,700 dwellings
Existing Use	Agricultural
Known Land Contamination	The area is identified as having potential for contaminated land due to its previous use as and airfield together with areas of made ground.
PDL or Greenfield	Greenfield
Agricultural Land	Not graded
SHLAA Conclusion	The majority of this site (land west of the existing allocation) is in single ownership (MOD) and is available. The smaller area north of the permitted allocation is owned by Newton Nottingham LLP. Land has been submitted as a strategic allocation and extensions to the Former RAF Newton site has been

Factors	Details
	<p>assessed within the Growth Options Study (as part of a larger strategic growth area). The Growth Study states that the site provides sufficient land capable of delivering a co-dependent new settlement (with Bingham). Parts of the RAF Newton site (particularly its western extent) are some distance away from central Bingham and its existing services and rail station, with the A46 forming a physical barrier between the two. As such provision of new social infrastructure and improved linkages with Bingham are required in the location.</p>
<p>Growth Options Study Conclusions</p>	<p>Both areas of R02.1PA are largely free from constraints except the flood risk to the north west and four listed buildings in the north of the area. The two sites would be suitable for development pending further investigations.</p> <p>High potential area for strategic growth - The areas provide sufficient land capable of delivering a co-dependent new settlement. Parts of the RAF Newton site (particularly its western extent) are some distance away from central Bingham and its existing services and rail station, with the A46 forming a physical barrier between the two. As such provision of new social infrastructure and improved linkages with Bingham are required in the location</p>
<p>Compliance with the GNSP Preferred Approach</p>	
<p>Viability and deliverability</p>	<p>Land has been submitted as a strategic allocation and extensions to the Former RAF Newton allocation, which is currently being developed. If the site were required, its viability would be assessed prior to consultation on the publication draft.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Options</p>
Emergency Services	<p>If site is required, this will be assessed after consultation on Preferred Options</p>
Education	<p>There is no school within Newton. The nearest school is at East Bridgford. The primary school within East Bridgford is, at the present time, at capacity. The IDP Baseline Report (2022) predicts a deficit of primary school places at Bingham and East Bridgford, but a surplus in secondary school places (across Rushcliffe East). Primary school sites reserved within both the Bingham and Newton strategic allocations may be capable of further development. Depending on the scale of these new schools an additional school may be required.</p>
Health	<p>Unknown - capacity may exist within health centres at Bingham, East Bridgford and Radcliffe.</p>
Blue and Green Infrastructure	<p>This strategic cluster is located within the proximity of the A46 and A52 BGI strategic network as identified within the GNBGI Strategy. Opportunities to link this strategic growth to these sub-regional corridors should be taken.</p>
Community Facilities	<p>Local facilities will be brought forward as part of the neighbouring Newton development. The nearest medical surgery is approximately 2.5km from the area of search</p>

Type	Comments
	with surplus capacity. The area of search wholly falls within catchments of existing GP practices.
Other	If site is required, this will be assessed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	?
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	+
6. Community Safety	?	14. Landscape	--
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	--	16. Natural Resources and Waste Management	-

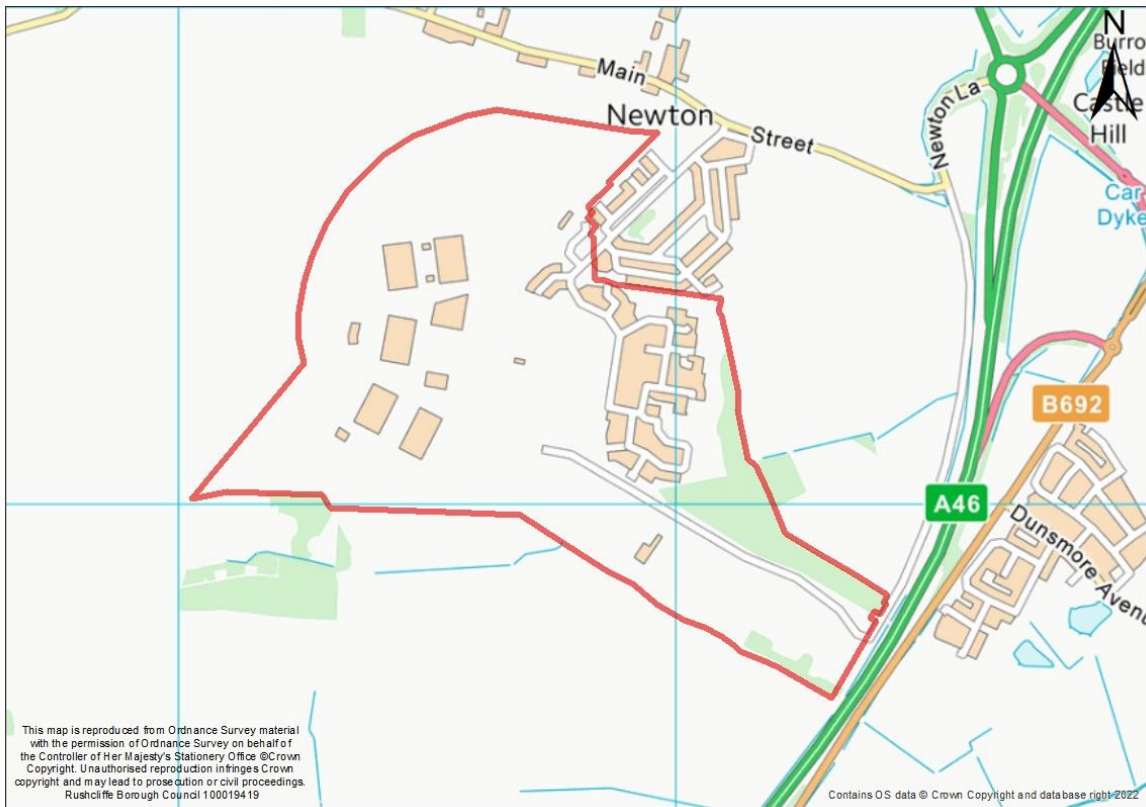
Other Factors

Topic	Commentary
Green Belt	This site comprises a significant part of the Bassingfield Broad Green Belt Area. The 2022 GB Review scores the area 14 out of 20. Former airfield tracks/roads and hedgerows comprise weak boundaries. Outfield Lane and railway line comprise stronger boundaries to the south and west beyond the broad area. Located beyond the hangars of the former airfield, the site is disconnected from the residential area of Newton. The

Topic	Commentary
	<p>removal of the airfield would reduce the distance between Newton and Radcliffe on Trent (along Shelford Road) by over a third. The former airfield is now in agricultural use. Whilst former airfield structures remain, these are greening over (being reclaimed by nature). The area includes a number of non-designated heritage assets that are related to the former airfield, including pillboxes and shelters. Whilst there are no designated heritage assets in Newton, the history of the airfield plays a significant part of Newton's past and its character. Development of the former runways to the west of the hangars would affect the historic character of Newton.</p>
Carbon Neutrality	<p>If site is required, this will be assessed after consultation on Preferred Options</p>
Impact on Air Quality	<p>Not within an Air Quality Management Area.</p>
Transport / Accessibility	<p>Site would be accessed through the permitted allocated site.</p> <p>The A46 is accessed to the south and east of the area of search, providing routes south to Leicester and north to Newark-on-Trent. The National Cycle Network (NCN) Route 48 runs along the southeast area of search boundary following the A46. Several local bus services operate through the area of search to Newton village which run hourly in general during working weekdays to Bingham, Newton and Nottingham.</p>
Flood Risk	<p>Site is within Flood zone 1.</p>
Natural Environment	<p>No designated nature conservation assets</p>
Historic Environment	<p>No designated heritage assets, however there will be assets associated with the former airfield which require preserving. These will likely be pillboxes, shelters etc. Setting of pillboxes and other structures would be significantly affected by development of the airfield. Removing their historical context., however examples remaining are only part of the original defensive scheme.</p>

Topic	Commentary
Landscape and topography	<p>SN05 - East Bridgford Escarpment Farmlands - Landscape condition is moderate (loss of hedgerows). Character strength is also moderate (uniform character of arable fields with prominent village fringes. Views of urban fringe are frequent from the escarpment).</p>
Consultation Response	<p>Saxondale Parish Meeting objects due to the lack of justification provided for further housing, significant levels of recent housing development in the area, lack of supporting infrastructure to support any further growth, and lack of capacity on the A52 corridor.</p> <p>The Defence Infrastructure Organisation (site owners) support development, citing the positive sustainability credentials of reusing a redundant brownfield site and the suitability in terms of its location adjacent to the existing allocation at RAF Newton.</p> <p>Newton Nottingham LLP supports allocation of the site for housing development. They suggest the growth zone should be expanded to include land in between the R02 zone and the existing allocation.</p> <p>CPRE and Nottinghamshire Wildlife Trust both object.</p> <p>Local residents objected due to urban sprawl, the level of current growth, loss of GB, distance from facilities, lack of transport infrastructure, and merging of settlements.</p>
Conclusion	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R02.2PA Former RAF Newton Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/NEW/002
Size (hectares)	29
No of dwellings/ estimated employment floorspace	528 dwellings
Existing Use	Former MoD
Known Land Contamination	-
PDL or Greenfield	Brownfield
Agricultural Land	The site is classified as Grade 3 agricultural land but of unknown sub-grade.
SHLAA Conclusion	Permission now for 528 Land is a Strategic Allocation within the adopted Core Strategy. Outline permission was granted in 2014. This has since been varied to address viability issues (reducing affordable housing and removing the link road to the employment site) and reserved matters approved in 2020. As of 2021/2022

Factors	Details
	construction onsite is underway in two phases and appears to be progressing in two phases at either end of the site. Consequently the delivery is expected to continue over the next 5 years with completion in year 6.
Growth Options Study Conclusions	As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.
Compliance with the GNSP Preferred Approach	Adjoining other village
Viability and deliverability	Land is a Strategic Allocation within the adopted Core Strategy. Outline and reserved matters have been granted. Construction onsite is underway and appears to be progressing in two phases at either end of the site. Consequently the delivery is expected to continue over the next 5 years with completion in year 6.

Infrastructure

Type	Comments
Utilities	<p>Electricity – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Gas – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Water Supply – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Waste Water – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>IT Communications – Addressed by utility companies to meet the requirements of the extant permissions.</p>
Emergency Services	Addressed within extant and future permissions

Type	Comments
Education	There is no school within Newton. The nearest school is at East Bridgford. The primary school within East Bridgford is, at the present time, at capacity. The IDP Baseline Report (2022) predicts a deficit of primary school places at Bingham and East Bridgford, but a surplus in secondary school places (across Rushcliffe East). Primary school site that is reserved on Bingham strategic allocation may be capable of further development. This allocation requires on-site provision of a primary school. This will not be delivered by the housebuilder and is being delivered separately.
Health	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.
Blue and Green Infrastructure	The site is in close proximity of the A46, a national cycle route and BGI corridor (identified in the Greater Nottingham BGI Strategy).
Community Facilities	The site is allocated to provide a neighbourhood centre of appropriate scale to serve the residential development and has planning permission ancillary town centre uses. The site is within 30 travel time by bike and bus of Bingham District Centre. The site is not currently within close 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.
Other	Addressed within extant and future permissions

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	0
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?

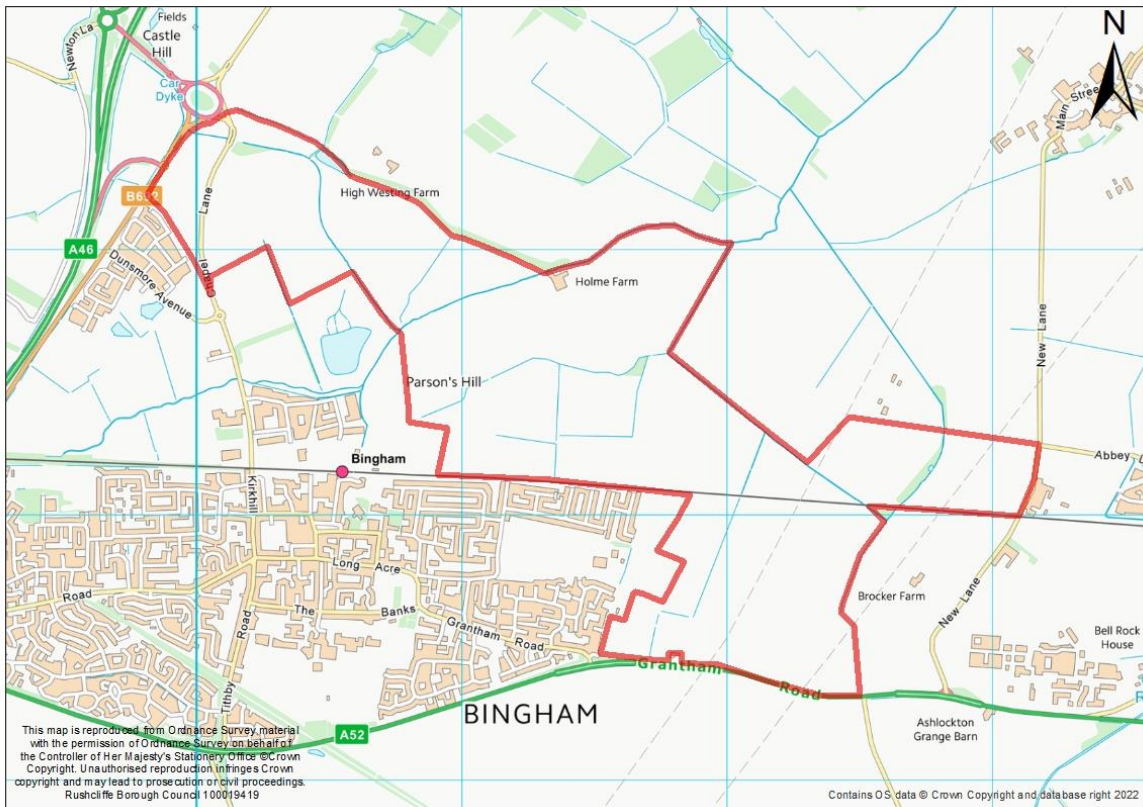
Objective	Score	Objective	Score
4. Shopping Centres	+	12. Flooding and Water Quality	0
5. Health and Well Being	++	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	0	14. Landscape	0
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	+	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	The site was removed from the Green Belt and allocated for mixed use development on adoption of the Local Plan Part 1: Core Strategy.
Carbon Neutrality	Addressed within extant and future permissions
Impact on Air Quality	Site is not within NUAZ and is over 5km from nearest Air Quality Management Area (A52/Stragglethorpe Road). Unknown at this stage whether further development of the site would create a new Air Quality Management Area.
Transport / Accessibility	The site is accessed via Wellington Avenue. Access to the strategic highway network (A46) can be achieved via the nearby junction with the A6097. The developed part of the site is accessible to buses with stops on Fairway Crescent and Wellington Avenue providing services that run hourly during weekdays into Bingham, Newark and Nottingham. Connectivity with Bingham by walking and cycling proposed to be improved in relation to the planning permission requirements

Topic	Commentary
	<p>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.</p>
Flood Risk	<p>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.</p>
Natural Environment	<p>Development of the site would not result in loss of a designated site of nature conservation interest.</p> <p>The site is not adjacent to any designated site of nature or conservation interest.</p> <p>Development of the site may result in the loss of some trees in the centre of the site and at its south-eastern corner.</p>
Historic Environment	<p>There are no designated heritage assets within the site that would be affected by development.</p> <p>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.</p>
Landscape and topography	<p>The site is within the East Bridgford Escarpment Farmlands DPZ (SN05). Both the condition and strength of the landscape within this DPZ are moderate.</p> <p>Given the presence of the 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 impact on the existing landscape character.</p>
Consultation Response	<p>As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.</p>
Conclusion	<p>Site will be carried forward as an allocation within the Preferred Approach.</p>

R03.1PA North and East of Bingham



Factors	Details
SHLAA reference	SHLAA/BIN/501
Size (hectares)	232
No of dwellings/ estimated employment floorspace	4,400 dwellings
Existing Use	Agricultural
Known Land Contamination	Small areas of made ground within the site which can be a source of potential contamination. Buffer area around petrol station also identified as a potential source of contamination.
PDL or Greenfield	Greenfield
Agricultural Land	The site is mainly grade 2 and grade 3 agricultural land.
SHLAA Conclusion	A large strategic site which is adjacent to the strategic allocation (North of Bingham) that is currently under construction. There are identified constraints that would require further consideration in particular in relation to accessibility, connectivity and flood risk. Estimated

Factors	Details
	dwelling capacity is a maximum estimate for the site as a whole, although three options have been put forward as site submissions. The site is in single ownership.
Growth Options Study Conclusions	High potential area for strategic growth - The submitted sites provide sufficient land capable of delivering the smallest typology (village expansion). The wider area identified would represent a near doubling of the town's footprint and would need to be delivered alongside a package of new social infrastructure and transport improvements. The presence of the rail station will help to support sustainable development in this location.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	The majority of the site has one landowner (two fields south of the railway line are owned separately). No house builders involved at present. Neighbouring strategic site has secured two national housebuilders and is progressing well. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT Communications – If site is required, this will be confirmed after consultation on Preferred Options</p>

Type	Comments
Emergency Services	If site is required, this will be confirmed after consultation on Preferred Options
Education	The IDP Baseline Report (2022) predicts a deficit of primary school places at Bingham, but a surplus in secondary school places (across Rushcliffe East). School site that is reserved on adjacent strategic allocation may be capable of further development.
Health	Bingham health centre is a relatively new facility, however it is unknown if it would require expanding to accommodate further development.
Blue and Green Infrastructure	The site at present is under intensive farming, therefore opportunity to significantly improve the provision of green infrastructure within the area. The site is adjacent to the A46 and A52 Blue/Green Infrastructure Networks. These are identified in the Greater Nottingham Strategic Blue and Green Infrastructure Strategy as Primary Networks which provide active travel opportunities between Bingham, Newark and Nottingham. Development would be expected to improve these connections and their environment.
Community Facilities	Bingham has a full range of facilities available within the town centre.
Other	If site is required, this will be confirmed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-

Objective	Score	Objective	Score
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	?	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	The site is located outside the Green Belt.
Carbon Neutrality	If site is required, this will be confirmed after consultation on Preferred Options
Impact on Air Quality	The site is not within or in close proximity of an air quality management area.
Transport / Accessibility	<p>The northern part of the site could possibly be accessed from the Chapel Lane Roundabout. Accessibility and connectivity would be more difficult to achieve the further east that you go in the site without new accesses onto the trunk road network and bridges over the railway line.</p> <p>Parts of the site are within proximity to Bingham Railway station but with limited access with direct routes only being along ProWs. There is limited connectivity to the rest of the town in terms of private vehicle access. There are numerous bus stops close to the edges of the west of the site, however buses run on an hourly frequency at best To Bingham Nottingham and Newark, however the majority of the site is located away from the walking cycling and public transport network.</p>
Flood Risk	Areas of the site are identified as at risk of flooding from watercourses. Areas also identified as at risk from surface water flooding at varying degrees of risk. Some remodelling of flood area on adjacent site may have

Topic	Commentary
	benefitted part of this area - revised flood maps will need to be submitted to demonstrate this.
Natural Environment	No designated nature conservation interests. The sites are surrounded by hedgerows and there is grassland, which are priority habitats. Land largely in agricultural use. Hedgerow cover is limited and should be enhanced. A number of drains run across the site and these should be retained and enhanced to provide for wildlife corridors.
Historic Environment	In the setting of spire of Church of St. Mary and All Saint, (Grade 1). Margidunum is located is a Scheduled Ancient Monument. This is located either side of the Foss Way, including land within the site's north west corner in the vicinity of the B692 roundabout. HER registers flint finds within western area, close to the Foss Way. Potential harm to archaeological features that may be significant excavations to the north for A46 improvement works encountered paleochannels and iron age features. Development should avoid where possible, obscuring views of the spire from Chapel Lane. 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. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application. 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.
Landscape and topography	SN06 – Aslockton Village Farmlands The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).

Topic	Commentary
<p>Consultation Response</p>	<p>Saxondale Parish Meeting have objected. They are concerned about further sprawl along the A52 corridor and lack of public transport and infrastructure.</p> <p>CPRE and Wildlife Trust object.</p> <p>Erewash BC encourage the release of this site as it is preferable to Green Belt and would help meet their unmet need.</p> <p>Sports England raise concerns regarding ball strike from neighbouring sports facilities.</p> <p>The Crown Estate, as landowners, support development in this location. It supports the Growth Study's assessment of the site as suitable and of high potential and emphasise it is the only site outside the Green Belt that is assessed as being of high potential.</p> <p>FH Farms support the expansion of this site to the north (to include their site) (Land west of Car Colston).</p> <p>The executors of Evelyn Shepperson support development, in particular land east of Bingham north of the A52 and south of the railway. Their land interest forms two small parcels of land which fall just outside the boundary identified for R03.3. The land is free from constraints.</p> <p>A number of respondents from Aslockton objected to the identification of the growth zone, principally citing scale and the coalescence of Aslockton and Bingham and loss of identity that would result. A significant number of representations from the public highlighted inadequate infrastructure to accommodate this level of growth.</p>
<p>Conclusion</p>	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R03.3PA Land North of Bingham Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/BIN/015
Size (hectares)	62
No of dwellings/ estimated employment floorspace	1,050 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	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.

Factors	Details
SHLAA Conclusion	1050 units granted outline planning permission Delivery commenced in 2018/19. 3 developers building at present (Barratts, Taylor Wimpey and David Wilson) with further phases commencing in the next two years. The site is available now, suitable now and achievable now. Delivery rates should be 100dpa+ until completion.
Growth Options Study Conclusions	As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	Site has extant planning permission in full and development has commenced on multiple phases.

Infrastructure

Type	Comments
Utilities	<p>Electricity – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Gas – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Water Supply – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Waste Water – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>IT Communications – Addressed by utility companies to meet the requirements of the extant permissions.</p>
Emergency Services	Addressed within extant and future permissions
Education	The IDP Baseline Report (2022) predicts a deficit of primary school places at Bingham, but a surplus in secondary school places (across Rushcliffe East).

Type	Comments
	School site that is reserved within this development may be capable of further development.
Health	The centre of the site is within 30 mins travel time by bicycle and car of Bingham Medical Centre.
Blue and Green Infrastructure	The centre of 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.
Community Facilities	Bingham has a full range of facilities available within the town centre.
Other	Addressed within extant and future permissions

Sustainability Appraisal

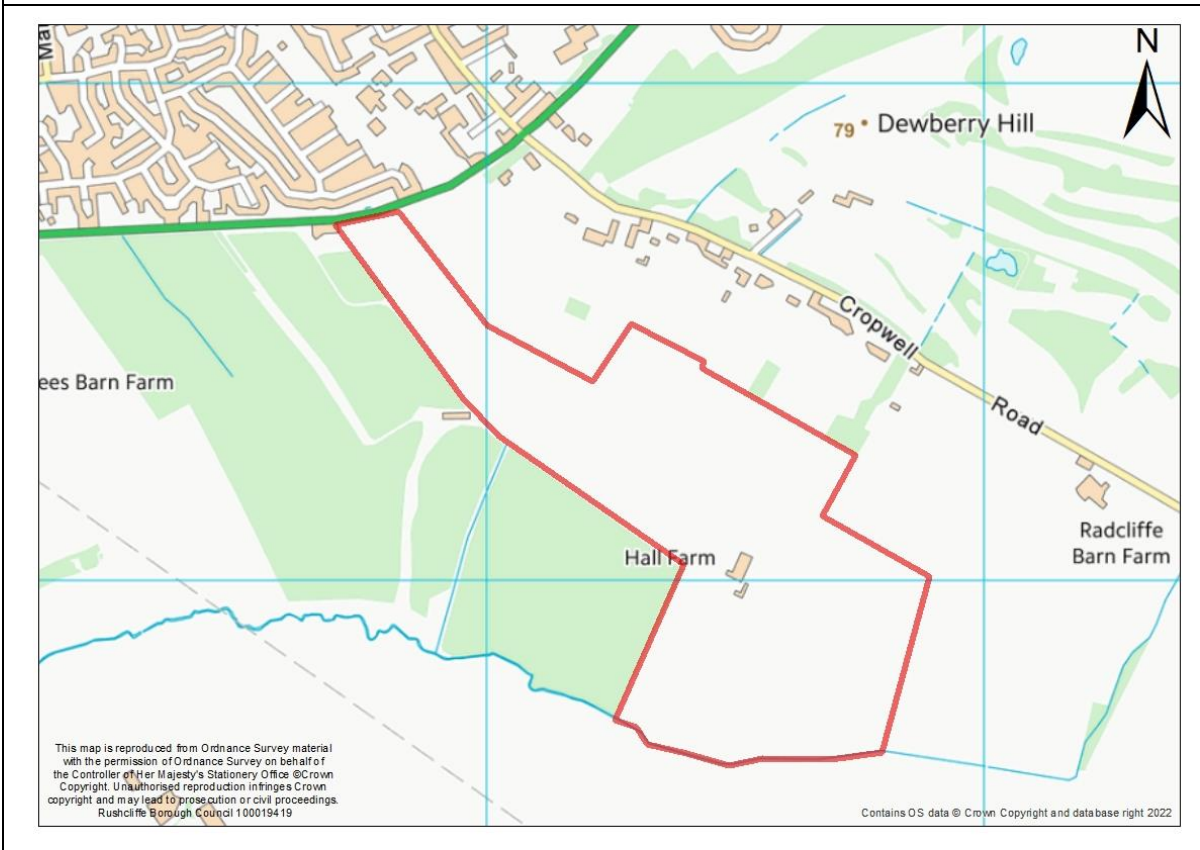
Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	0
2. Employment and Jobs	++	10. Energy and Climate Change	?
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	0
4. Shopping Centres	+	12. Flooding and Water Quality	0
5. Health and Well Being	++	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	0
7. Social Inclusion	++	15. Built and Historic Environment	?
8. Transport	++	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	The site is not within the Green Belt.
Carbon Neutrality	Addressed within extant and future permissions
Impact on Air Quality	The site is not within or in close proximity of a Air Quality Management Area.
Transport / Accessibility	<p>The A46 can be accessed via Chapel Lane and the improved junction with the A6097 (Bridgford Street) north of the allocation.</p> <p>The site adjoins Bingham key settlement and has direct pedestrian routes into Bingham via Chapel Lane/Kirkhill (approx. 16 minutes walk).</p> <p>The site is within 400 metres of bus stops on Chapel Lane that provides hourly services into Bingham (the Bingham Circular) during the day. 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 existing bus services to serve the development.</p>
Flood Risk	<p>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.</p> <p>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.</p>
Natural Environment	The site is not adjacent to any designated site of nature or conservation interest.

Topic	Commentary
	<p>Development of the site may result in the loss of some hedgerows within the site.</p> <p>The provision of new onsite open space has been secured under the existing planning permission for the site.</p>
Historic Environment	<p>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.</p> <p>The HER identifies various flint finds across the site on the west 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.</p>
Landscape and topography	<p>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.</p> <p>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.</p>
Consultation Response	N/A
Conclusion	Site will be carried forward as an allocation within the preferred approach.

R06.1PA Hall Farm, Grantham Road, Radcliffe on Trent



Factors	Details
SHLAA reference	SHLAA/RAD/052
Size (hectares)	47
No of dwellings/ estimated employment floorspace	800 dwellings
Existing Use	Agriculture
Known Land Contamination	Not within Air Quality Management Area
PDL or Greenfield	Greenfield
Agricultural Land	Grade 3
SHLAA Conclusion	Land is in single ownership and is therefore available. The Growth Study which supports the Greater Nottingham Strategic Plan concludes that the Hall Farm Grantham Road site is free from major constraints and suitable for development pending further site investigations.

Factors	Details
Growth Options Study Conclusions	The Growth Study stated that The Hall Farm Grantham Road site is free from major constraints and suitable for development pending further site investigations.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	Land is in single ownership and is therefore available. The Growth Study which supports the Greater Nottingham Strategic Plan concludes that the Hall Farm Grantham Road site is free from major constraints and suitable for development pending further site investigations. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	Radcliffe on Trent has a primary school and secondary school. The IDP Baseline Report (2022) indicates that there will be a surplus of primary school places at Radcliffe on Trent and secondary school places within

Type	Comments
	Rushcliffe East. West Bridgford has a deficit of secondary places. A replacement school, accommodating needs generated by housing proposed in LP2 may be provided off Shelford Road. This new school would however be located on the opposite side of the village.
Health	Health Centre is located within Radcliffe on Trent.
Blue and Green Infrastructure	Land comprises arable land. There are no public rights of way within the site.
Community Facilities	Site is separated from the village centre, services and facilities by the A52. Nearest crossing is located at the junction of Cropwell Road.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

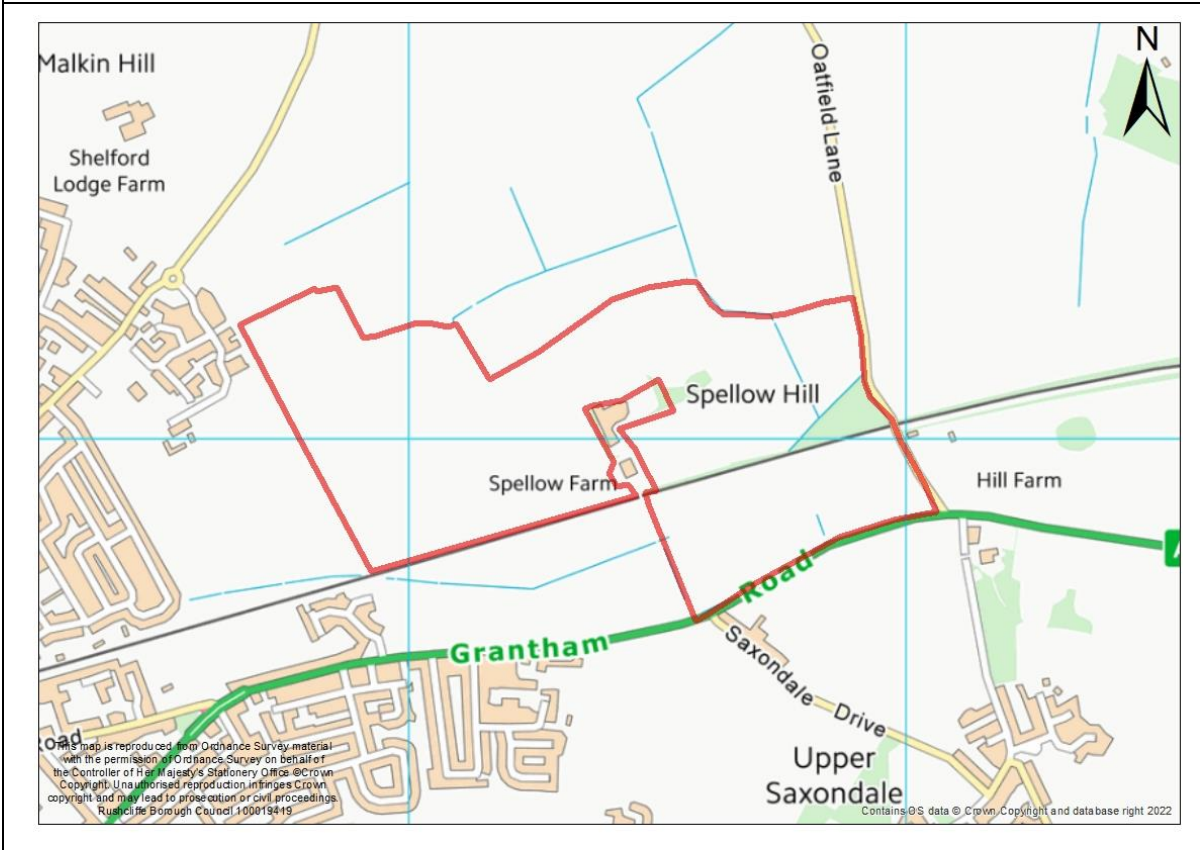
Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	--	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	The site is located within the Radcliffe on Trent: South West Green Belt Strategic Area. It scores 11. The topography slopes up from the A52 and consists of large open fields with weak defensible boundaries and woodland. Development south of the A52 would constitute prominent urban intrusion into the open countryside. Development south of the A52 would not significantly reduce GB between Radcliffe and Cotgrave/or the Cropwells. Area contains development along Cropwell Road, although it is considered that this development forms a washed over part of Radcliffe on Trent. Land further west is open countryside in character with no inappropriate development within it. The area does not contain or form the setting of designated or non-designated heritage asset.
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	Not within Air Quality Management Area.
Transport / Accessibility	Access can only be achieved of the A52. Site is separated from the village centre, services and facilities by the A52. Nearest crossing is located at the junction of Cropwell Road. Poor conectivity at present to walking and cycling network and not within reasonable walking distance to frequent public transport, (a limited service runs around the Radcliffe on Trent Bypass rather than through the village).
Flood Risk	Flood Zone 1
Natural Environment	No designated nature conservation assets. Land contains some hedgerows, which are a local priority habitat.
Historic Environment	No constraints identified. HER identifies Palaeolithic to Bronze Age flints found within the site. HER identifies Spellow Farm as a historic building (Historic Farmstead Survey undertaken by NCC) and it may qualify as a non-

Topic	Commentary
	designated heritage asset (in accordance with Local Plan Part 2).
Landscape and topography	SN04 - Cotgrave and Tollerton Village Farmlands - Landscape condition is moderate. The strength of character of the area is moderate. The area has a uniform character of arable fields with prominent village fringes.
Consultation Response	<p>This site was identified as R06.2 within the Growth Options consultation.</p> <p>Radcliffe on Trent PC object. It is an extremely large piece of land that includes a woodland area. Overall, it considers that Radcliffe on Trent is unsuitable for further development due to the very poor existing infrastructure and the constraints on the single carriageway A52.</p> <p>Jelson Homes and the Wheatcroft Family State that the Radcliffe on Trent Extension (reference R06) is fully supported.</p> <p>Wildlife Trust and CPRE objected to R06.2 (major intrusion into the countryside).</p> <p>Limited comments from residents, however some stated that R06.2 on the south side of the A52 should not take place. The A52 is a main transport corridor and any additional turnings should be avoided. A couple of comments consider the area to be isolated.</p>
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R06.2PA East of Radcliffe on Trent



Factors	Details
SHLAA reference	SHLAA/RAD/054
Size (hectares)	55
No of dwellings/ estimated employment floorspace	900 dwellings
Existing Use	Agricultural
Known Land Contamination	The site is not within or in proximity of an air quality management area.
PDL or Greenfield	Greenfield
Agricultural Land	The provisional agricultural land classification is grade 2
SHLAA Conclusion	The site is located within the green belt. There are concerns in relation to whether the site is deliverable due to present access constraints. Whilst there are no concerns in relation to potential impacts on features of historic value, it is considered that the landscape appraisal has identified some areas of importance.

Factors	Details
Growth Options Study Conclusions	The site is within the R06 strategic growth location. The study concludes that this area provides sufficient land capable of delivering the smallest typology (village expansion). The railway line and A52 act as a severance between the areas in the north and south. As such place making and improvements to access would need to be carefully considered. The presence of the rail station would help to support sustainable development in this location, especially if service frequency were to be increased.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	The site is within one ownership, but no known developer involved at present. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.

Type	Comments
Education	Children from additional Housing in Radcliffe cannot be accommodated in the existing primary schools at present. New primary provision is required. Contributions will be required in order to provide capacity. The IDP Baseline Report (2022) indicates that there will be a surplus of primary school places at Radcliffe on Trent and secondary school places within Rushcliffe East. West Bridgford has a deficit of secondary places.
Health	The limitations of the current health centre building are well known.
Blue and Green Infrastructure	Retain hedgerows and trees within the site to provide a framework for GI provision. Enhance watercourse corridor. Enhance green infrastructure along the A52, which is identified as a potential green infrastructure corridor
Community Facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants, and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?

Objective	Score	Objective	Score
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	+	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	?	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	The site is located within the Radcliffe on Trent: North East Green Belt Strategic Area. It scores 11. There is only one boundary with the green belt inset for Radcliffe on Trent. There are weak features (field boundaries) that could act as defensible boundaries for a closer to the village. Oatfield Lane, No Joke Plantation and Shelford Road are stronger boundaries further out. Shelford and Saxondale and the strategic allocation at Former RAF Newton are some distance away. The area contains large open fields and woodland. There are no instances of inappropriate development within this area. The area does not contain or form the setting of designated heritage asset.
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	The site is not within or in proximity of an air quality management area.
Transport / Accessibility	The site can only be accessed from the south by a single track bridge over the Nottingham to Grantham Railway line.. Improvements to access would be over third party land. Site lies approximately 1.6km from the centre of the village. Busses run along Grantham Road every 15

Topic	Commentary
	<p>minutes during the day. Radcliffe also has a train station with services to Nottingham and Skegness although the site is some distance from this. The site is some distance from most community facilities and the village centre. Some connectivity possible with walking and cycling network to the south of the site running alongside Grantham Road, back to Radcliffe on Trent Centre and Bingham. All three non car modes are to be improved through</p>
Flood Risk	<p>Parts of the site are identified as at risk from surface water flooding, particularly on the eastern side. No identified risk of flooding from rivers and streams.</p>
Natural Environment	<p>Saxondale Railway LWS runs through the site. Whilst the majority of the site is intensively farmed, there are trees, hedgerows and a watercourse within the site</p>
Historic Environment	<p>There are no identified impacts on designated or non designated heritage assets. HER identifies Spellow Farm as a historic building (Historic Farmstead Survey undertaken by NCC) and it may qualify as a non-designated heritage asset (in accordance with Local Plan Part 2).</p>
Landscape and topography	<p>Landscape score 65/100. The site comprises a series of arable fields on the eastern edge of Radcliffe on Trent, forming a large finger of development towards the east into the rural setting of the village. The landscape value in the study area is low overall, but the generally well maintained landscape quality, the number of conservation interests and the strong rural edge contributed by the site within the study area all add value. In terms of susceptibility to change, development of the site would result in the creation of a finger of development into the strong rural edge, effectively eroding this edge and creating an increased perception of urbanisation. Development on Spellow Hill will be particularly problematic in terms of increased prominence of housing in the area. Due to this, the landscape susceptibility of the study area to change is therefore medium, and the landscape sensitivity is also medium.</p>

Topic	Commentary
	<p>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. The visual sensitivity is overall medium.</p>
<p>Consultation Response</p>	<p>This site was not specifically identified within the Potential Strategic Growth Area (R06).</p> <p>Radcliffe Parish Council considers that Radcliffe on Trent is unsuitable for further development due to the very poor existing infrastructure and the constraints on the single carriageway A52.</p> <p>Saxondale Parish Meeting believe more growth along the A52 corridor should be avoided due to heavy congestion and limited rail services.</p> <p>Barwood Homes observe that Broad Area of Search R06 ('Radcliffe on Trent Extension') has been assessed as having a "high potential area for strategic growth."</p> <p>Samworth Farms agree with the conclusions of the Growth Options study. It considers that its land to the east of Radcliffe on Trent has potential for growth.</p> <p>Local residents raised concerns regarding congestion, loss of GB, and inadequate school provision.</p>
<p>Conclusion</p>	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R07.1PA East of Lady Bay, West Bridgford



Factors	Details
SHLAA reference	SHLAA/HOL/501
Size (hectares)	48
No of dwellings/ estimated employment floorspace	900 dwellings
Existing Use	Mixed - Agricultural and recreational
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Site is a mixture of grade 2 grade 3a and grade 3b agricultural land
SHLAA Conclusion	This potential urban extension site could be reasonably well integrated with the Lady Bay area of West Bridgford, particularly with the creation of a new route through to Rutland Road. The site is relatively accessible to local services and facilities, although it would still be around 1500 metres to nearby centres

Factors	Details
	<p>from parts of the site. Development would also lead to the loss of a valuable recreational ground. The landowner also has a poor track record in delivery and considering the site as a potential combined primary and secondary school, therefore the site cannot be considered to be available or achievable now. The SFRA suggests majority of site >90% in Flood zone 3b (functional floodplain). This is equivalent to functional floodplain. Due to the site's location within a flood zone the Growth Study (2020) concludes that it is potentially unsuitable for development. Consequently the site is not considered to be suitable for development.</p>
<p>Growth Options Study Conclusions</p>	<p>Whilst the site was not identified as a strategic growth location in the Growth Option Study, it is located adjacent to East of Gamston growth option. It was therefore assessed. This assessment concluded that, as the site is within a flood zone, it is potentially unsuitable for development.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Urban extension</p>
<p>Viability and deliverability</p>	<p>The site is owned by Nottinghamshire County Council. Historically, NCC sites do not have a good track record of delivery within Rushcliffe from allocation to houses on the ground. The site is also proposed as a combined primary and secondary school. If the site were required, its viability would be assessed prior to consultation on the publication draft.</p>

Infrastructure

Type	Comments
<p>Utilities</p>	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Options Gas – If site is required, provision will be assessed after consultation on Preferred Options Water Supply – If site is required, provision will be assessed after consultation on Preferred Options</p>

Type	Comments
	<p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Options</p>
Emergency Services	<p>If site is required, this will be assessed after consultation on Preferred Options</p>
Education	<p>Advice from NCC states that the children generated by this development cannot be accommodated in the existing primary school estate and there are no options to expand or adapt existing schools to meet demand within West Bridgford. Regarding Secondary education, NCC forecast that all schools were at capacity from the 2018/19 academic year, consequently contributions from housing developments will be sought. The IDP Baseline Report 2022 confirms that both primary and secondary schools will have a deficit of places at West Bridgford during 2024/25.</p>
Health	<p>Patients are likely to register with one of the practices at Embankment Primary Care Centre on Wilford Lane. There has already been significant development in the area since the new facilities opened, most notably the construction of retirement apartments. It is envisaged also that a proportion of the Melton Road Edwalton development will register with these practices. There are concerns about the increased pressure on these new facilities. A limit on further development around the Wilford Lane area would be welcomed or the practices may need to consider the extension or conversion of space to accommodate the new population.</p>
Blue and Green Infrastructure	<p>Trees and hedgerows should be retained. Watercourses should be kept free of development. Site is within the River Trent - Trent Washlands to Holme Pierrepont (incorporating Holme Pierrepont Country Park and Skylarks Nature Reserve) Green Corridor. Functions comprise: Sports and recreation, ecological network, floodwater storage, active travel between MUA and Radcliffe on Trent.</p>

Type	Comments
Community Facilities	Located on the edge of West Bridgford. West Bridgford has a full range of facilities
Other	If site is required, this will be assessed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	-
4. Shopping Centres	+	12. Flooding and Water Quality	--
5. Health and Well Being	-	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	-
8. Transport	+	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	This site is comprises a significant part of the Lady Bay Strategic Green Belt Area. The 2022 GB Review scores the area 9 out of 20. If development were to only occur up to Regatta Way than it has two boundaries to the main built up area of Nottingham. If development was to take place further east then the area would have one complete and one partial boundary. Some degree of sprawl possible, however the degree of sprawl would be

Topic	Commentary
	<p>contained by existing lakes within the area, or Regatta Way. Development within this area would not lead to the physical merging of settlements due to the presence of the lakes between the east of the area and Holme Pierrepont. There would be a minor perception of merging should the area become developed. The vast majority of the area consists of uses that are not considered to consist of inappropriate development within the green belt. These use include agricultural land and buildings, playing fields, wildlife areas and paddocks. There is however a moderate degree of inappropriate development on the urban fringe on Adbolton Lane, and at Greenacres Park.</p>
Carbon Neutrality	<p>If site is required, this will be assessed after consultation on Preferred Options</p>
Impact on Air Quality	<p>Development here may however an impact on the Trent Bridge/Lady Bay bridge Air Quality Management Area. No areas identified as potentially contaminated land.</p>
Transport / Accessibility	<p>Access to Radcliffe Road via Regatta Way. The site is served by frequent busses along Radcliffe Road. Terminus of No 11 at north of site, which runs every 20 minutes during the day.</p>
Flood Risk	<p>SFRA suggests majority of site >90% in 1 in 20 annual chance flood outline. Vast majority of site identified as Zone 3b (functional floodplain), and at significant risk should flood defences be breached.</p>
Natural Environment	<p>Some tree and hedgerow cover. Watercourses run through the site. Adbolton Ponds LWS is located beyond the site's northern boundary. Land east of Regatta Way is within the River Trent - Lady Bay to Gunthorpe Biodiversity Opportunity Focal Area. LP2 Policy 38 requires development incorporate locally important habitats, including wildlife corridors and stepping stones, and minimise disturbance to habitats and species.</p>
Historic Environment	<p>No significant historic assets present. 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</p>

Topic	Commentary
	<p>be viewed from the site and the open aspect of the agricultural fields form part of its setting. Archaeological investigation – nature of archaeology may be detectable via magnetometry survey in support of planning application. 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</p>
<p>Landscape and topography</p>	<p>Majority of area within TW01 Gamston and Edwalton Meadowlands. A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity. Flat open land offering views along Trent Valley to Nottingham and to open countryside. The site is very visible. The raised Regatta Way provides a reasonably prominent visual boundary to the site on its eastern side.</p>
<p>Consultation Response</p>	<p>Holme Pierrepont and Gamston Parish Council (HPGPC) state that site R07.1 should never be brought forward for development as it is within the functional floodplain. It also includes the popular Regatta Way Sports Ground and is ideally suited for recreational use. HPGPC also oppose locating schools on this site due to these constraints.</p> <p>Sport England state that the playing field within R07.1 should be protected or full site/facility replacement provided prior to any loss.</p> <p>Nottinghamshire County Council highlights that this broad areas lies within the MSA/MCA for sand and gravel. If this site was taken forward within the Greater Nottingham Plan, it will need to be demonstrated that development here will not needlessly sterilise mineral resource and there is a clear need for non-mineral development in this area. Prior extraction will also be sought where practical.</p> <p>Nottingham County Council (landowner of R07.1PA) support the allocation of R07.1.</p>

Topic	Commentary
	<p>Croft Development Ltd state that land at Simkins Farm is available and suitable for development and does not have any significant constraints which would prevent development.</p> <p>Nottingham Wildlife Trust object.</p> <p>The Regatta Way Sports Club and Rushcliffe Green Party have objected to the allocation of R07.1 due to the land's location within a flood zone and the loss of the sports facility.</p> <p>Residents noted flood risks (which would be increased by development), impacts on the village feel and community, loss of sports facilities and recreational space (which is contrary to the plans objectives and must be replaced), and the need for and inappropriateness of locating a primary and secondary school (traffic, parking and flooding).</p>
Conclusion	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R07.2PA North of Gamston Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/HOL/502
Size (hectares)	151
No of dwellings/ estimated employment floorspace	2,800 dwellings
Existing Use	Mixed - agricultural /Airfield
Known Land Contamination	Not within or in proximity to an air quality management zone.
PDL or Greenfield	Mixed
Agricultural Land	The site is predominantly Grade 3 agricultural land.
SHLAA Conclusion	Site lies north of the Strategic allocation East of Gamston/North of Tollerton. There are a number of constraints on the site. The first constraint is that the site lies within the Green Belt and this status remains following on from adoption of the Rushcliffe Local Plan. Of particular concern is that wholesale development of the area would consume the settlement of Bassingfield.

Factors	Details
	<p>The site is identified as R07 (East of Gamston) within the Growth Options Study. Notwithstanding the impacts on Bassingfield, the study concludes that R07 offers the option to expand upon the extant allocation East of Gamston/North of Tollerton. The land has been promoted by the landowner during consultation on the Greater Nottingham Strategic Plan.</p>
<p>Growth Options Study Conclusions</p>	<p>Potential area for strategic growth - The site provides sufficient land capable of delivering the smallest typology (urban extension). The location offers the option to expand upon the extant allocation East of Gamston/North of Tollerton. This would represent a sizeable increase to the main built up area of Nottingham and would require transport and social infrastructure improvements. The North of Gamston site is generally free from major constraints (except a portion to the east that lies within a flood zone and could introduce the risk of coalescence with Bassingfield) and is suitable for development pending further site investigations.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Urban extension</p>
<p>Viability and deliverability</p>	<p>Land in multiple ownership if existing properties within the site are taken into account. If the site were required, its viability would be assessed prior to consultation on the publication draft.</p>

Infrastructure

Type	Comments
<p>Utilities</p>	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Options</p>

Type	Comments
	<p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Options</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Options
Education	Advice from NCC states that the children generated by this development cannot be accommodated in the existing primary school estate and there are no options to expand or adapt existing schools to meet demand within West Bridgford. Regarding Secondary education, NCC forecast that all schools were at capacity from the 2018/19 academic year, consequently contributions from housing developments will be sought. The IDP Baseline Report 2022 confirms that both primary and secondary schools will have a deficit of places at West Bridgford during 2024/25.
Health	Gamston medical centre is at capacity.
Blue and Green Infrastructure	The Grantham Canal is identified as a BGI corridor within the LP2 and GN BGI Strategy. Where possible, hedgerows, watercourses and grassland should be retained and enhanced.
Community Facilities	No community facilities near the proposal. Gamston centre is some distance away from the majority of the site.
Other	If site is required, this will be assessed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?

Objective	Score	Objective	Score
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	-
4. Shopping Centres	+	12. Flooding and Water Quality	+
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	+	16. Natural Resources and Waste Management	-

Other Factors

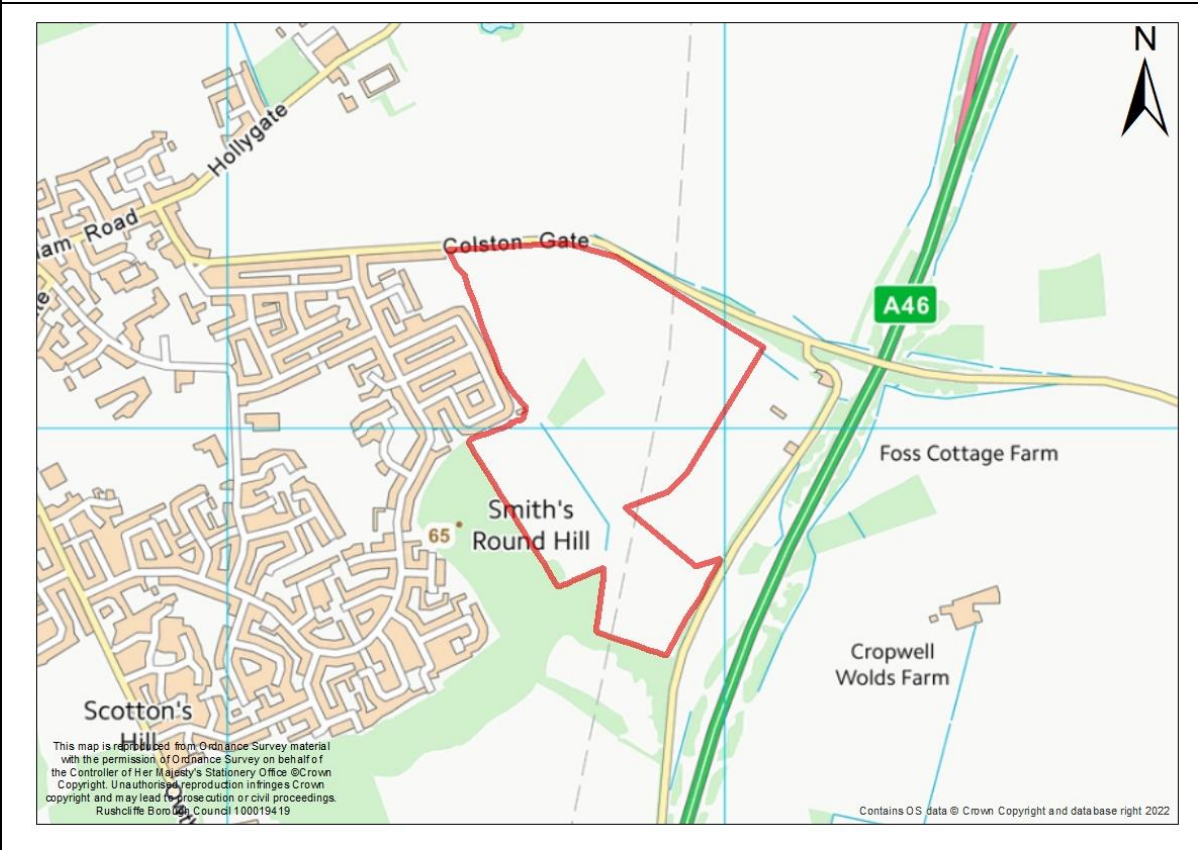
Topic	Commentary
Green Belt	This site comprises a significant part of the Bassingfield Strategic Green Belt Area. The 2022 GB Review scores the area 12 out of 20. This area is adjacent to the strategic allocation East of Gamston/North of Tollerton, and Gamston, although it is separated from Gamston by the A52 Lings Bar road. Area consists of agricultural fields, paddocks and the settlement of Bassingfield, Generally flat with smaller field patterns closer to the settlement. Having regard to the strategic allocation, there will be two boundaries to the urban edge. Defensible boundary to the north with the A52. Development within this area has the potential to completely absorb Bassingfield. Outside of the settlement of Bassingfield, inappropriate development is limited to a handful of dwellings and the County Councils depot of the Gamston roundabout. The remainder of the area is agricultural or paddocks.
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Options
Impact on Air Quality	Not within or in proximity to an air quality management zone.

Topic	Commentary
Transport / Accessibility	The site is not served by any public transport. Limited connectivity at present to the wider walking and cycling network.
Flood Risk	A small part of the site is at risk of flooding from rivers and streams. Small area at risk of surface water flooding.
Natural Environment	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 and BGI primary network. All of these are priority habitats that should be retained and enhanced.
Historic Environment	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 indicate 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 GI asset/corridor. Longbarrow feature might need particular attention if confirmed.
Landscape and topography	Site is within the Holme Pierrepont and Bassingfield Village Farmlands. The area has a moderate sense of place retaining historic features characteristic of the Trent Washlands Regional Character Area. Bassingfield village has remained a small settlement in redbrick with quiet country lanes surrounding this. The only exception is the busy A52 to the north and west of this settlement. Around Bassingfield the narrow hedge lined lanes with their ditches and verges have a distinct rural feel. Holme Pierrepont village has a strong parkland character. Although it is surrounded by worked out gravel pits, the mature tree cover and several historic buildings including the Hall give it a strong sense of time depth. The villages of Bassingfield and Holme Pierrepont along

Topic	Commentary
	<p>with sections of the Grantham Canal all contribute to the Trent Washland Character Area. Only the disused railway lines and some of the larger former mineral sites and sports fields are all relatively indistinct and recent. The degree of visibility is moderate due to gently undulating landform and intermittent tree cover. A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity.</p>
<p>Consultation Response</p>	<p>HPGPC state that sites R07.2 and R07.3 cannot be linked with Gamston due to the A57. They are dependent upon infrastructure within neighbouring allocation being delivered and will engulf the settlement of Bassingfield.</p> <p>Barwood Land (landowner of R07.2PA) supports the Growth Study's conclusions that R07 is capable of delivering an urban extension in conjunction with the East of Gamston/North of Tollerton Sustainable Urban Extension. The A52 strategic Green Belt boundary has been breached with the allocation of the Gamston Sustainable Urban Extension and allocated land to the north would not materially alter the level of expansion that has already occurred. The Broad area of search for R07 should be re categorised from "potential area for strategic growth" to "high potential area for strategic growth".</p> <p>The Nottinghamshire Wildlife Trust objects.</p> <p>TABU (Tollerton Against Backdoor Urbanisation) do not support the allocation of R07 stating that development should be located north of the River Trent, or if within Rushcliffe, along the A453 or A46.</p> <p>Many of the local residents highlighted the site's Green Belt status (and benefits it brings to wildlife and the prevention of Lady Bay, Gamston and West Bridgford merging), increased traffic and congestion (particularly along the A52), absence of any rapid transit system, loss of wildlife habitats, noise, pollution, the change in both rural character and local identity of Lady Bay and</p>

Topic	Commentary
	Gamston, and loss of recreational green space as constraints. Impacts on Tollerton (traffic) and Bassingfield (loss of identity as a village) were also raised by residents.
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R08.1PA Colston Gate, Cotgrave



Factors	Details
SHLAA reference	SHLAA/COT/007
Size (hectares)	29
No of dwellings/ estimated employment floorspace	500 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Grade 3 agricultural land.
SHLAA Conclusion	The site is not constrained by biodiversity, heritage or landscape issues which cannot be avoided or mitigated. Development would require new footpath and may require improvements to the Colston Gate/Hollygate Lane. Due to its size, outlying location, open countryside character and prominent topography however, the site scored highly against Green Belt

Factors	Details
	purposes. Site area calculated from red edge plan submitted with Growth Options. Estimated dwelling capacity taken from promoters Growth Options submission.
Growth Options Study Conclusions	Although not identified as a specific site in the Growth Options Consultation it is located within the broader growth options area. It concludes the wider area as a potential area for strategic growth - The area provides sufficient land capable of delivering the smallest typology (village expansion). The area is fairly remote from the MBUA of Nottingham and so any strategic growth would need to be delivered alongside new social infrastructure and transport improvements.
Compliance with the GNSP Preferred Approach	Adjoining other village
Viability and deliverability	Representation on GNSP Growth Options received from site promoter. Size of allocation has increased to accommodate GI. However no identified house builder for the site. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Options</p>

Type	Comments
	IT Communications – If site is required, provision will be assessed after consultation on Preferred Options
Emergency Services	If site is required, this will be assessed after consultation on Preferred Options
Education	It is anticipated that the pupil demand for places will generate a need for additional primary school places at Cotgrave. However the IDP Baseline Report predicts a surplus of primary school places at Cotgrave and secondary school places across Rushcliffe East.
Health	Indications suggest that there is scope to accommodate some development in the new facility, however there may be a need for contributions to adapt the facility in order to accommodate more patients.
Blue and Green Infrastructure	Opportunities to enhance existing hedgerows around the site. Allocation has been enlarged to include substantial GI on elevated land to the south.
Community Facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. The site is located some distance away from the village centre. It is proposed that the local centre within Cotgrave is going to be refurbished and upgraded in the near future. A leisure Centre and gym is also available.
Other	If site is required, this will be assessed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?

Objective	Score	Objective	Score
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	-	16. Natural Resources and Waste Management	-

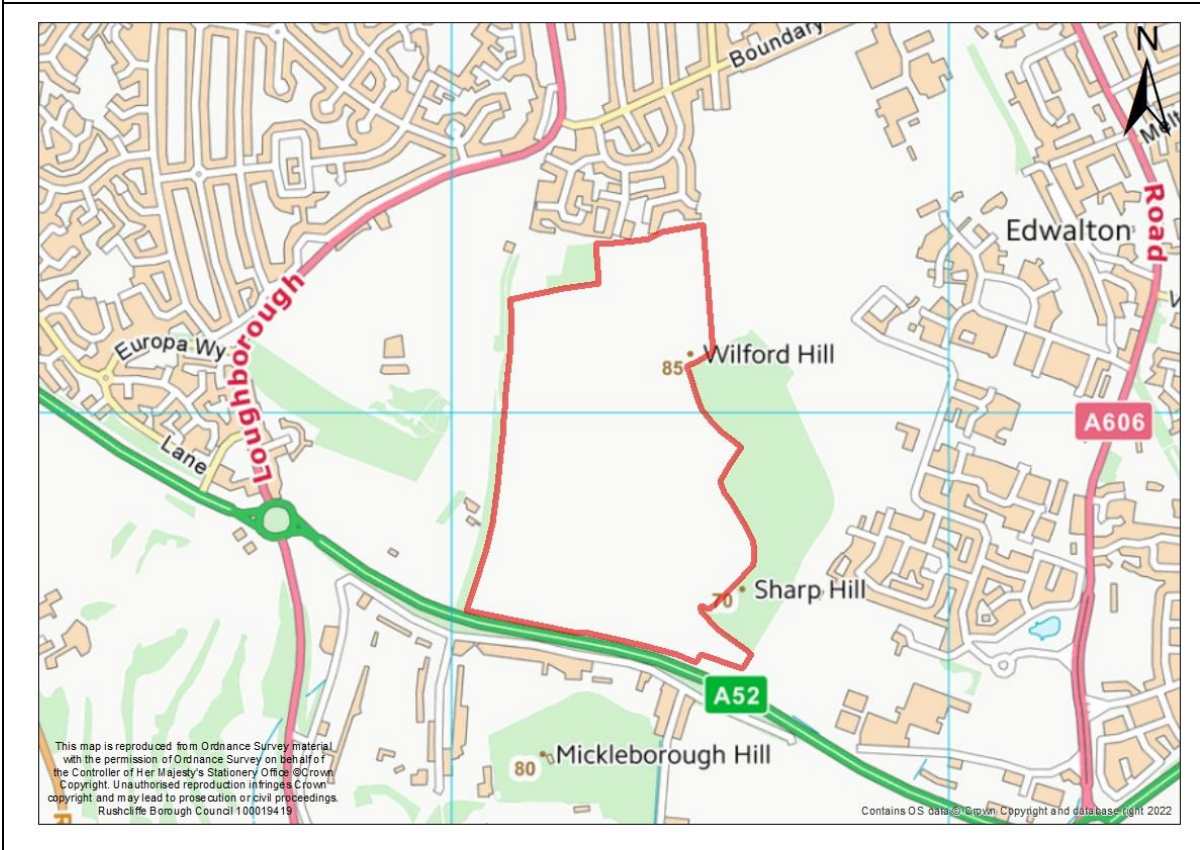
Other Factors

Topic	Commentary
Green Belt	<p>The site is located within the Cotgrave East Strategic Area. It scored 11 within the Green Belt Review 2022. Whilst the A46 offers a strong strategic boundary, the use of this strategic highway as the inner Green Belt boundary would remove a significant area from the Green Belt within which development would be harder to constrain. The topography undulates significantly in this open area, increasing perceptions of urban sprawl. Land either side of Colston Gate is arable and not well contained by established and robust field boundaries. Within the southern area the urban edge is contained by woodland. Development beyond this tree belt would not be connected to the settlement edge. There is some distance between this area and the nearest settlement of Cropwell Bishop. This strategic area is predominantly agricultural and woodland, together with part of a country park and a green burial site. All of these uses are countryside uses. Whilst the Green Belt extends close to the centre of Cotgrave, there are no designated or non-designated heritage assets that would be affected but the areas development to the east of the town.</p>
Carbon Neutrality	<p>If site is required, this will be assessed after consultation on Preferred Options</p>

Topic	Commentary
Impact on Air Quality	Not within or near an Air Quality Management Area
Transport / Accessibility	<p>Access should be located so visibility is not obscured by bend to the east. Village Gateway to be relocated to incorporate site. New footway to connect to village required. Consideration to be given to impact on Colston Gate Hollygate Lane junction.</p> <p>The site is some distance away from the main bus service which runs at least 3 times an hour during Monday-Friday daytime. Other sites are closer to retail and other facilities within the village, but it is not too far to the precinct.</p>
Flood Risk	Site not at risk of river flooding from watercourses. Site frontage to Colston Gate identified is at risk of flooding from surface water, together with the north and west of the site.
Natural Environment	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by some hedgerows which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Historic Environment	The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.
Landscape and topography	<p>As COT7 would not be developed in isolation the landscape assessment has combined COT7 and COT6. Landscape appraisal score 53/100. The area comprises an arable field and a field of rough ground on the eastern rural edge of Cotgrave. The two fields form part of the rural setting to the village, but the human influence within the study area, as well as the lack of conservation interests contribute to the low landscape value. In terms of landscape susceptibility, development of the site would not result in the loss of key characteristics. It would appear as an extension of the urban edge, albeit a finger of development that might increase the prominence of the settlement. Overall, the landscape susceptibility and sensitivity are both low. In terms of visual amenity, there is low visual value, limited</p>

Topic	Commentary
	to a slight residential amenity. The visual susceptibility is medium due to the relative openness of the site to its surroundings, as well as the moderate number of potential receptors. The visual sensitivity is overall low.
Consultation Response	<p>Parker Strategic Land support growth at Cotgrave, and consider their land of Colston Gate is suitable and available for development.</p> <p>Nottinghamshire Wildlife Trust object.</p> <p>A number of respondents are against additional development at Cotgrave and R08 in general, concerns relating to traffic and inadequate roads, impact on wildlife, footpaths and bridleways, flooding, the loss of Green Belt land, a lack of reliable and frequent bus services and pressure on local schools and services are raised.</p>
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R10.1PA West of Sharphill



Factors	Details
SHLAA reference	SHLAA/WBR/049
Size (hectares)	34
No of dwellings/ estimated employment floorspace	500 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Grade 2 (Very good) - Approx. 50% of site is Grade 2, approx. 40-50% Grade 3. The site contains best and most versatile agricultural land, which is not an absolute barrier to delivery. However the issue of releasing BMV land for development would need to be considered alongside other sustainability considerations.
SHLAA Conclusion	Site has been promoted through LP2 process as a retirement village, Growth Options Study and Strategic

Factors	Details
	Plan Growth Options Consultation. Landowner considers the site could accommodate 250-300 dwellings, plus significant areas of open space.
Growth Options Study Conclusions	West of Sharphill Wood (34.2Ha), is located in this broad area of search. There is a risk of perceived sprawl and coalescence in addition to restricted connectivity that combine make this site potentially unsuitable. However, there may be more limited small-scale opportunities related to the existing housing located in the north of the area. The wider growth option area is identified as having Low Potential for strategic growth.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	As the site has been actively promoted throughout the recent LP2 plan making process and emerging Greater Nottingham Strategic Plan, The site is available. It would however only be deliverable or developable if the GB policy constraint is removed. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>

Type	Comments
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	A primary school will be delivered within the neighbouring Edwalton Sustainable Urban Extension. However the IDP Baseline Report (2022) identifies a future deficit of places in West Bridgford. This school has been delivered on site. The IDP Baseline Report also identifies a deficit of secondary school places in West Bridgford.
Health	4 doctors surgeries are within West Bridgford.
Blue and Green Infrastructure	Site is located within the Edwalton/ Sharphill Green Infrastructure Corridor, as identified within the RBC Local Plan. This corridor is also identified in the emerging Greater Nottingham GBI Strategy. Submitted plans identify extension of community park between the proposed retirement village and West Bridgford.
Community Facilities	Site is on the edge of West Bridgford and the Edwalton Strategic Allocation. This allocation comprises a small local centre.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-

Objective	Score	Objective	Score
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	--
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	-	16. Natural Resources and Waste Management	--

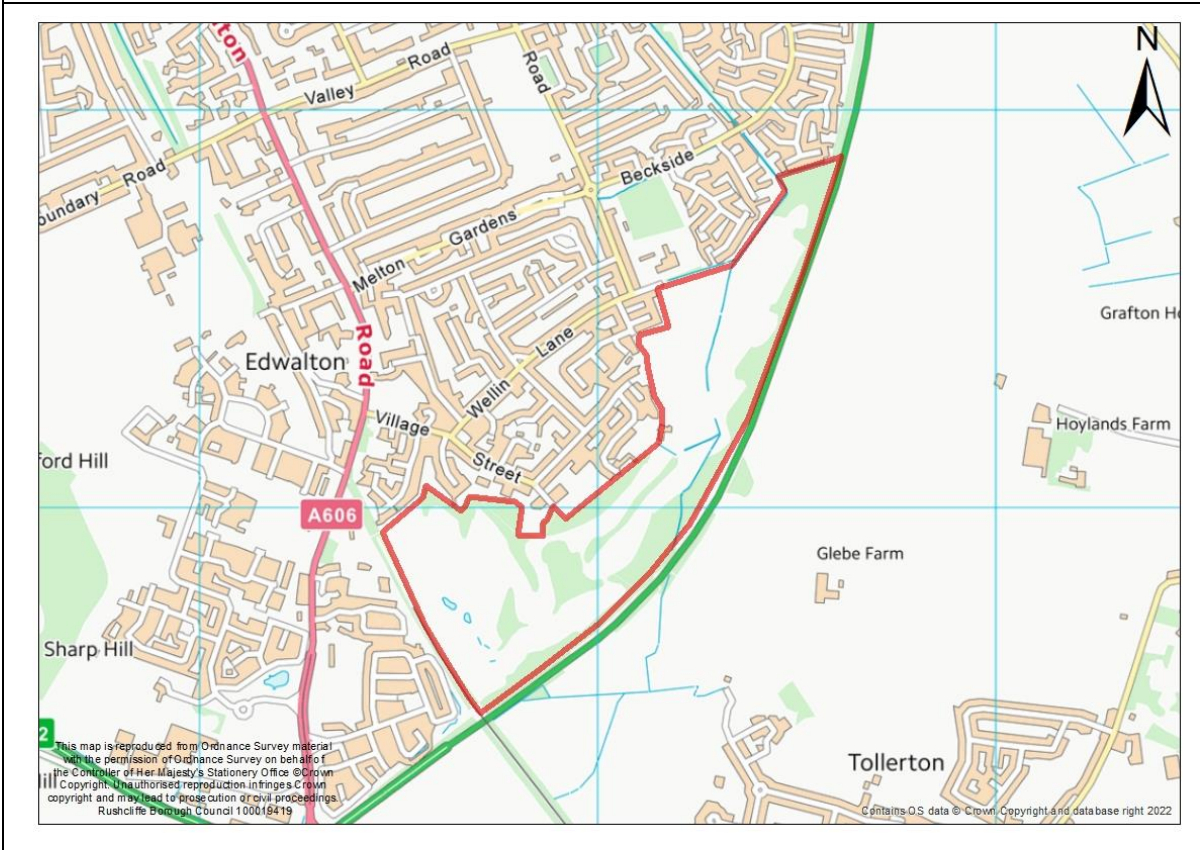
Other Factors

Topic	Commentary
Green Belt	The site is within North of A52 Strategic Green Belt Area, as identified in the Green Belt Review 2022. It scored 11. Having regard to the strategic allocation at Edwalton, the area has more than one boundary to the urban edge. Whilst the area is contained by the A52 Ring Road, it spills over a prominent ridgeline. Development of this area at its maximum extent would effectively close the gap between West Bridgford and the area of low density housing at Ruddington that is not inset from the green belt. Predominantly agricultural in use. Whilst the cemetery is located within this area, its use is not inappropriate development within the green belt.
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	Site is not within a Air Quality Management Area
Transport / Accessibility	Access could be achieved through the neighbouring Sustainable Urban Extension The site is not presently connected by walking cycling and public transport, as no footways are provided through Wheatcroft business park or along Landmere Lane
Flood Risk	Flood Zone 1. Minor areas of the site identified as being at risk from low to medium surface water flood risk.

Topic	Commentary
Natural Environment	<p>SINCs, RIGS present on site - Sharphill Wood adjacent to site which is both a LWS and a Local Nature Reserve. The cumulative impact of any further development in addition to the area already granted planning permission would have to be assessed.</p>
Historic Environment	<p>No constraints</p>
Landscape and topography	<p>- SN03 Mickleborough Fringe The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is weak. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character (LCA 2009). Very prominent site with steep slopes on the both north and south sides of the site, peaking at the ridgeline that runs between Sharphill and Wilford Hill. The site is visible from a very wide area and from large parts of the site offers considerable long distance views.</p>
Consultation Response	<p>John A Wells Ltd are promoting the site as a new retirement village that will meet the needs of the area's aging population whilst deliverable landscape and biodiversity benefits through the expansion of the community park.</p> <p>Nottinghamshire Wildlife Trust objects to the inclusion of this site, which includes undelivered mitigation from the existing adjacent core strategy strategic sites.</p> <p>The Rushcliffe Green Party, The Friends of Sharphill Wood and Sharphill Action Group object to the allocation of R10.1PA due to the adverse effects on the biodiversity of Sharphill Wood.</p> <p>Residents opposing the allocation specifically highlighted: loss of valuable and accessible open space (Green Infrastructure) for informal recreation (walking and the enjoyment of countryside); harm to the Green</p>

Topic	Commentary
	Belt (which prevents the merging of Edwalton with Ruddington); loss of a wildlife corridor and impact on Sharphill Wood Local Nature Reserve; its sloping topography and visual impacts; distance from local serviced; proximity to and increased congestion on the A52, pollution and distance from public transport routes where identified as constraints.
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R10.2PA Edwalton Golf Course



Factors	Details
SHLAA reference	SHLAA/WBR/146
Size (hectares)	44
No of dwellings/ estimated employment floorspace	740 dwellings
Existing Use	Golf Course
Known Land Contamination	Site is not within a Air Quality Management Area
PDL or Greenfield	Greenfield
Agricultural Land	Grade 2 and Grade 3
SHLAA Conclusion	Site is owned by Rushcliffe Borough Council. However it is currently in use as a Golf Course. The site is submitted as a potential growth option and considers the site to be potentially suitable for growth.
Growth Options Study Conclusions	The Growth Study concludes that Edwalton Golf Course is free from major constraints and is suitable for development pending further investigations. More

Factors	Details
	broadly, R11 as a whole (including the submitted sites and identified areas) provides sufficient land capable of delivering the smallest typology (urban extension/village expansion). The location offers the potential to pursue one or more options: expansion of Tollerton; and/or an urban extension to Edwalton. Development in this location would need to carefully consider coalescence between the MBUA and Tollerton.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	Site is owned by Rushcliffe Borough Council. However it is currently in use as a Golf Course. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	Edwalton Primary School is adjacent to the site. Capacity to accommodate this development is unknown. A primary school is being delivered within the nearby

Type	Comments
	Edwalton Sustainable Urban Extension. However the IDP Baseline Report (2022) identifies a future deficit of places in West Bridgford. The IDP Baseline Report also identifies a deficit of secondary school places in West Bridgford.
Health	4 doctors surgeries are within West Bridgford.
Blue and Green Infrastructure	Rights of way should be preserved and form GI corridors that link to the wider countryside. Golf course comprises a significant part of a GI corridor along the A52.
Community Facilities	Site is on the edge of West Bridgford and close to Edwalton Strategic Allocation. Loss of Golf course is a significant constraint.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

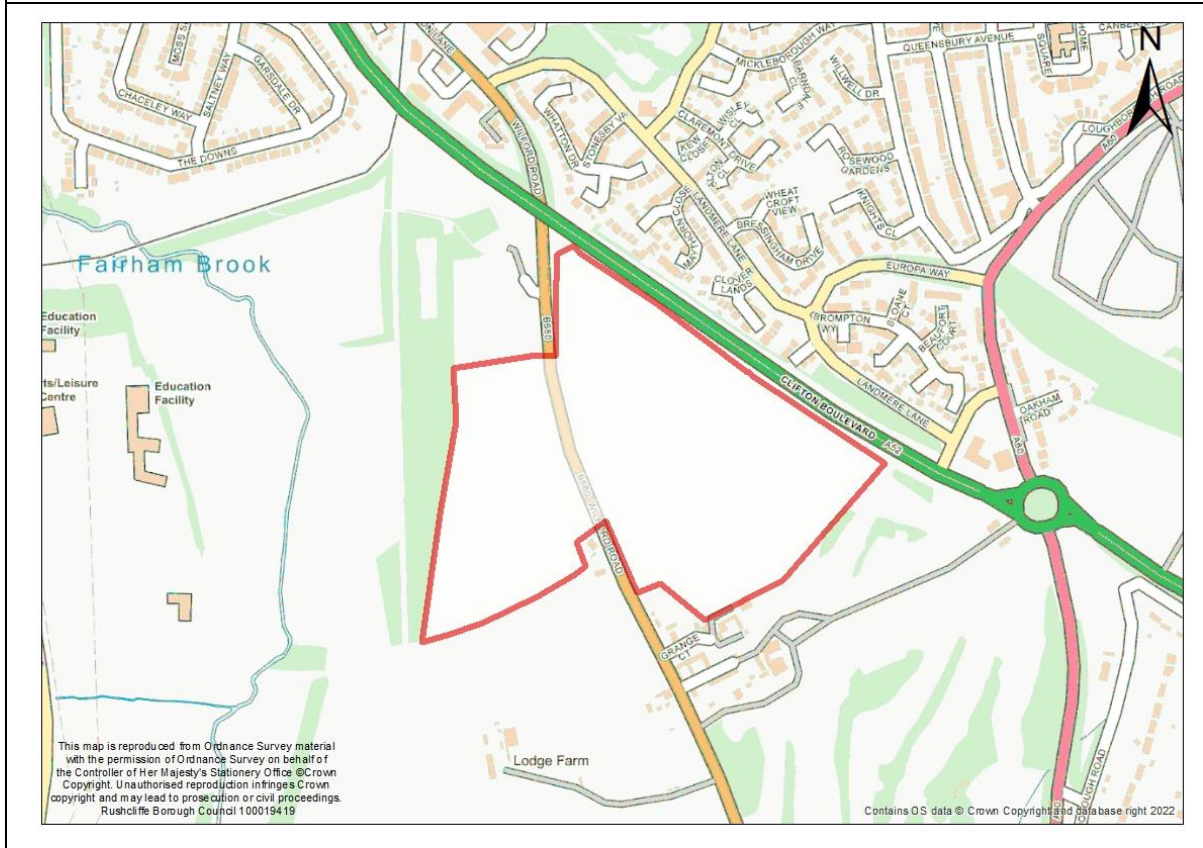
Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	--
5. Health and Well Being	-	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	--
6. Community Safety	0	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	++	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	The site is not located within the green belt but is identified as safeguarded land
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	Site is not within a Air Quality Management Area
Transport / Accessibility	<p>Access is likely to be achieved of Lytham Drive and potentially off Wellin Lane. Confirmation required from NCC.</p> <p>Rights of way cross the site linking to the wide network beyond the A52 (Tollerton). Site is within walking distance of number 6 bus service, which runs between Edwalton and Nottingham every 15 minutes.</p>
Flood Risk	Flood zone 1
Natural Environment	The golf course is likely to contain areas of priority habitat - grassland, scrub, woodland.
Historic Environment	Edwalton Conservation Area located adjacent to the site. Church of the Holy Rood is Grade II* listed and located adjacent to the site. Ridge and furrow embankment adjacent to Holy Rood Church. Open 'semi-natural' setting of Holy Rood Church, when viewed from the south would be significantly affected.
Landscape and topography	Located within the A52, this site was not assessed within the Greater Nottingham LCA.
Consultation Response	<p>This land was identified as R11.1 within the Growth Options consultation.</p> <p>Tollerton Parish Council objects to the wider R11 growth zone.</p> <p>Sport England object to any allocation at Edwalton Golf Course.</p> <p>Nottinghamshire Wildlife Trust object to inclusion of site R11.1 citing the need for it to be demonstrated that the</p>

Topic	Commentary
	<p>golf course is surplus to requirements, or the requirement for it to be replaced by an equivalent or better. It also stresses the need for it to be considered alongside neighbouring sites in order for cumulative impacts to be assessed. It also highlights the site is habitat to protected species, including grass snake, and highlight it as a potential for a Local Green Space designation.</p> <p>Rushcliffe Borough Council as landowners support redevelopment of part of the site for housing development. It cites its sustainable and accessible location as reasons for suitability of the site for redevelopment.</p> <p>The Edwalton Municipal Golf and Social Club object to site R11.1</p> <p>The ward members for Leake would like site R11.1 to be considered for future development.</p>
Conclusion	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R10.3PA Land at Wilford Road Ruddington



Factors	Details
SHLAA reference	SHLAA/RUD/060
Size (hectares)	23
No of dwellings/ estimated employment floorspace	460 dwellings
Existing Use	Agricultural
Known Land Contamination	The site is not within or in proximity of an air quality management area
PDL or Greenfield	Greenfield
Agricultural Land	The area is grade II agricultural land.
SHLAA Conclusion	Assessment based upon site submission in its entirety. The site is located within the Green Belt adjacent to West Bridgford but within Ruddington Parish. It lies immediately south for the A52 which forms a strong defensible green belt boundary. The site lies immediately adjacent to the Wilwell cutting SSSI, which is designated for both its interest in flora and fauna. This

Factors	Details
	would be a major barrier to delivery given the sensitivities identified for the SSSI. The southern part of the site lies within the setting of the Greenhouse at Ruddington golf course, a listed building. It is therefore considered that the site is not suitable for development.
Growth Options Study Conclusions	Site was not within a Growth Options location.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	From the information in the landowner's submission on the Growth Options, the site is owned by two willing landowners therefore it is available for development. No known housebuilder interest at this point in time. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	There is limited capacity to accommodate additional development within Ruddington due to a deficit of

Type	Comments
	primary school places. This is confirmed within the IDP Baseline Report (2022). It has been indicated that there is a potential solution to accommodate additional development on the St Peters Junior School site. All secondary schools within West Bridgford (where Ruddington pupils attend) also have a deficit of places, including those where Ruddington pupils attend. East Leake however does have a surplus of places.
Health	Nearest health provision is within West Bridgford or at Ruddington.
Blue and Green Infrastructure	Hedgerow and corridor of the watercourse should be retained and enhanced.
Community Facilities	Whilst within Ruddington Parish, the site is closer to Wilford in the City and West Bridgford. Some distance away from local facilities. Neighbourhood centre located at Compton Acres which contains some shops and a small convenience store. A small convenience store also within Wilford.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	?

Objective	Score	Objective	Score
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	+	16. Natural Resources and Waste Management	--

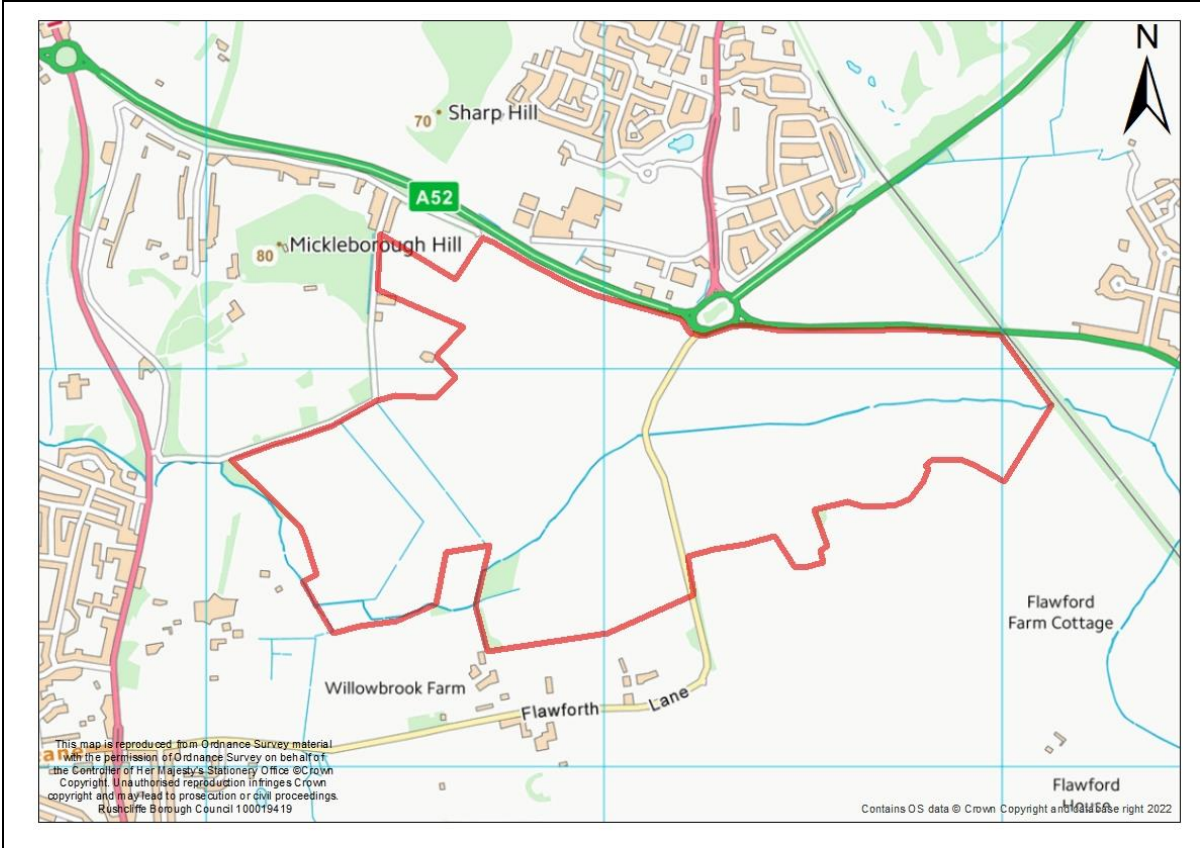
Other Factors

Topic	Commentary
Green Belt	<p>The site is located within the Ruddington West Bridgford and Clifton Strategic Area. It scored 13 within the Green Belt Review 2022. This broad area is contained by the existing edges of Clifton to the west, and, in part, Silverdale and Ruddington to the east. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane. The broad area has no topographical features and is relatively flat. This broad area in large prevents the merging of the main built up area of Nottingham and Ruddington. Development in this location could physically join the two settlements together. There is a perception that the two settlements are already joined when travelling along Clifton Lane. Merging Clifton with Ruddington would potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary, however the broad area as a whole is critically important in preventing merging. There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a washed over part of Ruddington, There are areas of inappropriate development at South Nottinghamshire Academy, St Peters School and developments within the grounds of Ruddington Golf Club. However, the majority of the area consists of arable fields that are clearly within open countryside.</p>
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.

Topic	Commentary
Impact on Air Quality	The site is not within or in proximity of an air quality management area.
Transport / Accessibility	<p>Access would have to be achieved of Wilford Road. Wilford Road at this point is National Speed Limit.</p> <p>The number 3 bus passes through the site, which currently provides for an hourly service between Rddington and Nottingham. Ruddington Lane tram stop is located around 1km away from the middle of the site which offers frequent services to the city centre and beyond. Reasonable connections to walking and cycling network that runs along the eastern side of Wilford Road.</p>
Flood Risk	The site is not identified as being at risk of flooding from watercourses. Parts of the site are however identified as being at risk from surface water.
Natural Environment	The site is next to Wilwell Cutting SSSI and Local Nature Reserve. This is designated for both its flora and fauna. The importance of the site would be at risk from domestic animals, modification of watercourses or the water table and changing water levels, and from increased usage of the site as a recreational facility. There are also hedgerows on the site that should be retained.
Historic Environment	In the setting of the Greenhouse at Ruddington golf course (Grade 2). Non designated heritage assets identified within the site by the HER include linear cropmarks, a rectangular enclosure and a well.
Landscape and topography	The Greater Nottingham Growth Options Report (Landscape Assessment) Oct 22 highlights that The site has high potential for strategic growth. Spatially, it forms an extension to Wilford, crossing the existing defensible boundary of the A52. Adjacent urban influences such as Wilford and Ruddington are already eroding the character of site and its context, the only accesses to the site are from these urban areas. The site has no coalescence issues and feels proportionate.
Consultation Response	Site was not identified as a Growth Options within the Growth Options Consultation. However the landowner

Topic	Commentary
	<p>did submit a representation promoting the site. It stated that the site is an appropriate location for new growth and a unique opportunity to provide a high-quality sports facility for the local community, including for West Bridgford Hockey Club, and housing in a highly sustainable location. It is also considered that the loss of this land from the Green Belt would be of lesser detriment than other Green Belt release options in the vicinity, and would avoid coalescence with the Ruddington urban area due to the presence of Ruddington Grange Golf Course.</p>
<p>Conclusion</p>	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R10.4PA Land south of Wheatcroft Island



Factors	Details
SHLAA reference	SHLAA/RUD/054
Size (hectares)	112
No of dwellings/ estimated employment floorspace	2,000 dwellings
Existing Use	Agriculture
Known Land Contamination	Areas having potential of contaminated land include Woodview Farm and surrounding fields.
PDL or Greenfield	Greenfield
Agricultural Land	Arable land. Majority of the land is Grade 2. Grade 3 adjacent to Packman Dyke.
SHLAA Conclusion	When assessed in its entirety there are a number of barriers to delivery in relation to the site. Firstly the site is located within the green belt and provides a gap between Ruddington and the main built up area of Nottingham. Other constraints relate to the sites connectivity to the wider area, in particular the main

Factors	Details
	built up area of Nottingham by walking and cycling, agricultural land classification and areas of the site are identified as at risk of flooding from more than one source.
Growth Options Study Conclusions	The land south of Wheatcroft Island (west of Flaw forth Lane) is free from major constraints and suitable for development pending further investigations.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	Land has been submitted following a call for strategic sites (2019). There are four landowners and this may affect delivery. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	Electricity – If site is required, provision will be assessed after consultation on Preferred Approach. Gas – If site is required, provision will be assessed after consultation on Preferred Approach. Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach. Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach. IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	There is limited capacity to accommodate additional development within Ruddington due to a deficit of primary school places. This is confirmed within the IDP Baseline Report (2022). It has been indicated that there is a potential solution to accommodate additional development on the St Peters Junior School site. All secondary schools within West Bridgford (where

Type	Comments
	Ruddington pupils attend) also have a deficit of places, including those where Ruddington pupils attend. East Leake however does have a surplus of places.
Health	Nearest health provision within West Bridgford
Blue and Green Infrastructure	Site lies within the urban fringe and Edwalton / Sharphill Wood /Ruddington Corridor. Measures identified to enhance this area include Habitat protection, creation and enhancement (woodland and grassland)
Community Facilities	Ruddington is a Key Settlement. It has a vibrant village centre which contains a variety of convenience and comparison stores, including a supermarket and post office. The village has two doctors surgeries (Church House Surgery and Ruddington Medical Centre). There are a number of banks, public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park. The village centre and its amenities are some distance from the majority of the site.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	?	12. Flooding and Water Quality	-
5. Health and Well Being	?	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-

Objective	Score	Objective	Score
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	?
8. Transport	--	16. Natural Resources and Waste Management	--

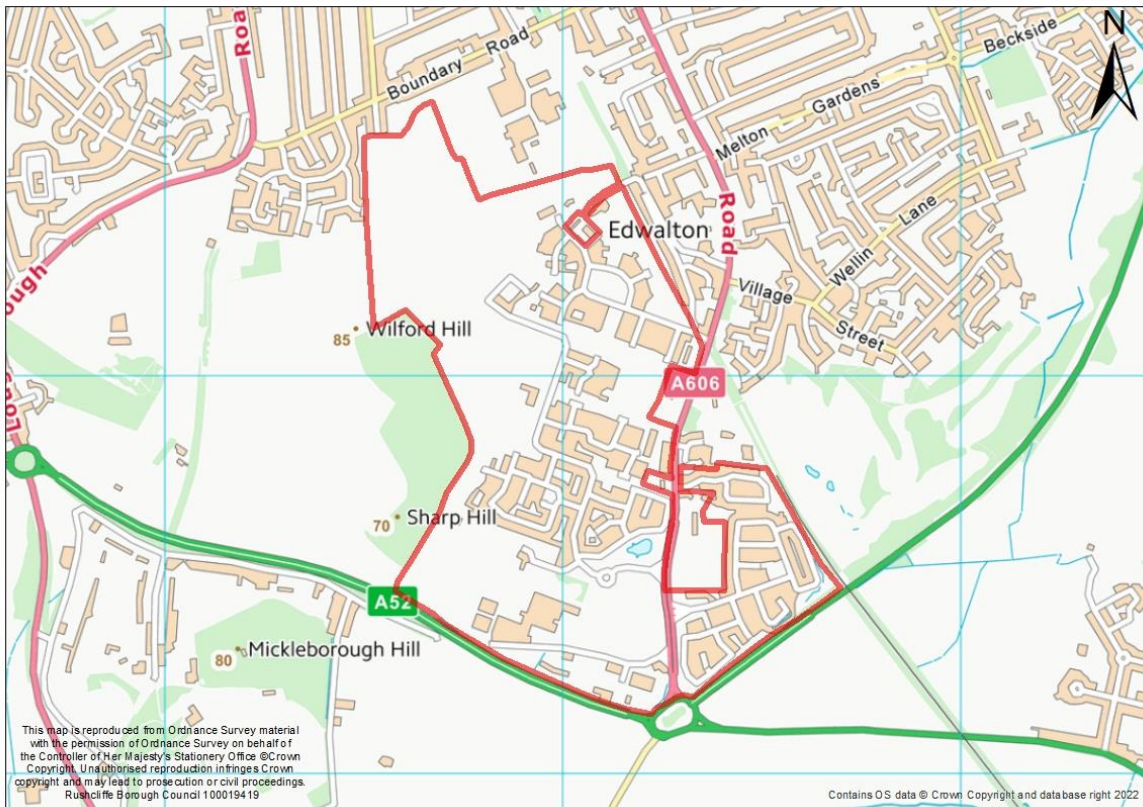
Other Factors

Topic	Commentary
Green Belt	<p>The site is in the Green Belt but is adjacent to the Nottingham Urban Area on the northern side of the A52. GB Review 2022 identifies the land as being within the Ruddington North East Strategic Area and has a GB score of 13. This broad area consists of rolling topography, tree belts, hedgerows and woodland. These features provide defensible boundaries within which urban sprawl could be contained. However removal of land east of Ruddington would result in an urban extension beyond Loughborough Road into open countryside. At a strategic level, this area of Green Belt prevents the merging of Ruddington and Edwalton, part of Nottingham's main urban area. The Green Belt is 1.5km in width consequently the significant removal of land in this area would be contrary to this purpose. Land within the north of this area contains a reasonable level of inappropriate development. Encroachment in this area is significant.</p> <p>In the south, adjacent to Ruddington's urban area, the land contains less inappropriate development and is open countryside in character. This rural appearance increases further to the east. Land adjacent to Loughborough Road forms the setting of Easthorpe House and stables which are listed buildings. The grounds of the house are also identified as historic parkland. Ruddington's Conservation Area extends east of Loughborough Road into the Green Belt. The area therefore contributes to Ruddington's historic significance.</p>

Topic	Commentary
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	The site is not within or in proximity of an air quality management area.
Transport / Accessibility	<p>Access to the wider site would have to be achieved from the A60 and Flawforth Lane. Wheatcroft Roundabout at capacity and improvements are proposed to it as a result of existing planned development.</p> <p>This is a large site submission. Large parts of the site are some distance from facilities located at Ruddington. No safe crossing points across the A52 for walking and cycling. Limited connectivity at present to the wider walking and cycling network. Not served by public transport therefore no bus stops in close proximity to the site.</p>
Flood Risk	Parts of the site at risk of flooding from watercourses and also from surface water.
Natural Environment	No designated nature conservation assets. Hedgerows are LBAP priority habitats.
Historic Environment	<p>No designated heritage assets within the site. Scattered archaeological finds found, including medieval pottery and flint.</p> <p>Enclosure and linear feature identified in the north east corner (adjacent to A606 and railway line).</p> <p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application</p>
Landscape and topography	<p>Mickleborough Fringe DPZ - Rural/urban fringe.</p> <p>Condition of landscape is considered to be moderate as features show signs of decline or fragmentation such as loss of field patterns and fragmentation of hedgerows.</p> <p>Character strength of the area is weak due to varied urban uses.</p>
Consultation Response	<p>Site was identified as R012.3 within the Growth Options consultation.</p> <p>Site specific objections to R12.3 from Ruddington PC related to the proximity of the country park and potential</p>

Topic	Commentary
	<p>negative ecological impact on it, the loss of Green Belt and concern that the plans failed to show the recently permitted developments. Tollerton Parish Council have objected.</p> <p>JG Woodhouse & Sons propose a reconfigured broad area merging R12.3 and R12.4 and including an additional area of land in between these two sites.</p> <p>Notts Wildlife Trust object.</p>
Conclusion	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R10.5PA Melton Road Edwalton Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/WBR/047
Size (hectares)	79
No of dwellings/ estimated employment floorspace	1,776 dwellings
Existing Use	Mixed
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	<p>The eastern parts of the site are predominantly classified as Grade 2 agricultural land with western and north-western parts being classified as Grade 3a or 3b.</p> <p>The site will result in the loss of some best and most versatile agricultural land but development of the majority of the areas classified as Grade 2 (with the exception of the paddock to the south of 245 Melton</p>

Factors	Details
	Road) and Grade 3a (with the exception of the area to the south of Alison Close) have been completed or are substantially under construction.
SHLAA Conclusion	There are a number of phases ongoing with 165 dwellings under construction at April 2022. It is therefore assumed that these will be complete during 2022-23, and that there will be 3 phases building out consecutively for the remaining duration of the development.
Growth Options Study Conclusions	As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	There are a number of phases ongoing with 165 dwellings under construction at April 2022. It is therefore assumed that these will be complete during 2022-23, and that there will be 3 phases building out consecutively for the remaining duration of the development.

Infrastructure

Type	Comments
Utilities	<p>Electricity – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Gas – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Water Supply – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Waste Water – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>IT Communications – Addressed by utility companies to meet the requirements of the extant permissions.</p>

Type	Comments
Emergency Services	Addressed within the extant permissions.
Education	There is limited capacity within existing primary schools. This is confirmed within the IDP Baseline Report (2022) which identifies a deficit of places in West Bridgford. The allocation within Local Plan Part 1 therefore required the provision of a new primary school. This school has been delivered on site. The IDP Baseline Report identifies a deficit of secondary school places in West Bridgford.
Health	Nearest medical centres are in the centre of West Bridgford or Gamston. These are within a 30 minute travel time on public transport, walking or cycling. Recreational open spaces are within 400m.
Blue and Green Infrastructure	The site is adjacent to Sharphill Wood. 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.
Community Facilities	There are limited community facilities within the immediate vicinity of the site. West Bridgford is within 30 minutes by public transport and is accessible by bicycle.
Other	Addressed within the extant permissions.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	-
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	++

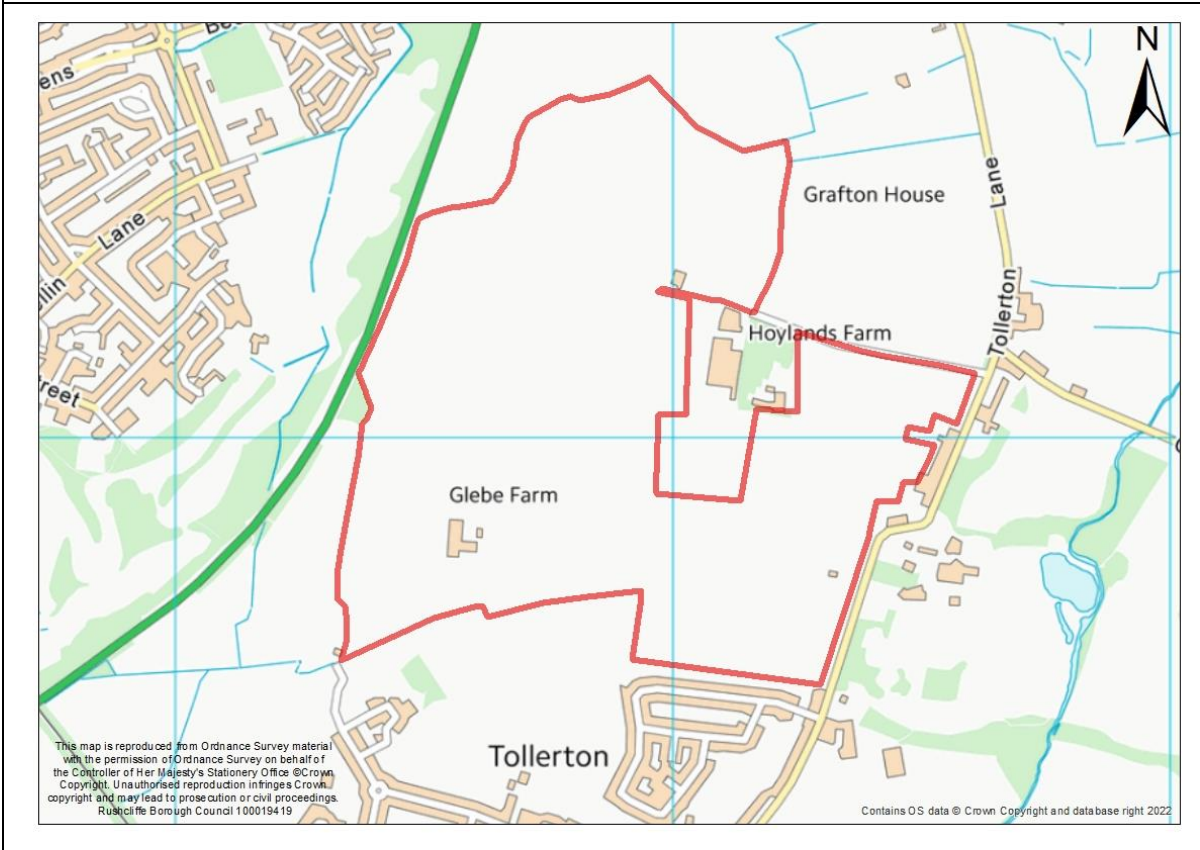
Objective	Score	Objective	Score
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	++	15. Built and Historic Environment	0
8. Transport	++	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	The land was removed from the Green Belt and allocated for residential development within the Local Plan Part 1: Core Strategy.
Carbon Neutrality	Addressed within the extant permissions.
Impact on Air Quality	The site is not within or in close proximity of an Air Quality Management Area.
Transport / Accessibility	<p>Sites is located adjacent to Melton Road and the A52. The site is accessible by public transport with the Keyworth bus route running adjacent to the site on Melton Road, which run every 13-20 minutes during the working day and lest frequent at other times.</p> <p>The site is adjoining to a existing business and retail stores.</p> <p>There are improvements that connects the site to the wider walking, cycling and public transport network secured during through planning permission, some of which have completed.</p> <p>The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment areas.</p>

Topic	Commentary
Flood Risk	The site is located within EA Flood Zone 1.
Natural Environment	<p>Development of the site would not result in loss of a designated site of nature conservation interest.</p> <p>The site is adjacent to the Sharphill Woods Local Wildlife Site.</p> <p>Development of the site will result in the loss of some existing hedgerows/field trees within the site.</p>
Historic Environment	<p>The site will not result in a loss of, or harm the significance of, any designated or non-designated heritage assets or its setting.</p> <p>There are no heritage assets within close proximity of the site.</p>
Landscape and topography	<p>The site will potentially lead to an impact on local landscape character due to the site being located on greenfield land.</p> <p>The site will create a new landscape character locally.</p>
Consultation Response	As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.
Conclusion	Site will be carried forward as an allocation within the Preferred Approach.

R11.1PA South of Gamston Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/TOL/501
Size (hectares)	88
No of dwellings/ estimated employment floorspace	1,700 dwellings
Existing Use	Agricultural
Known Land Contamination	Not within or affecting and Air Quality Management Area.
PDL or Greenfield	Greenfield
Agricultural Land	The majority of land to the east of the site is Grade 3 agricultural land. The majority of the land to the west is within Grade 2 - very good quality agricultural land.
SHLAA Conclusion	Site is adjacent to the Gamston/Tollerton Strategic Allocation. Land has been submitted by landowner during the Core Strategy Review call for sites (July 2019) and is being promoted through the Strategic Plan. The land provides an important function separating the

Factors	Details
	<p>Gamston Sustainable Urban Extension (the MUA) from Tollerton. Site could be suitable if policy changes. The Growth Options Study concludes that this site is potentially suitable as a location for strategic development.</p>
<p>Growth Options Study Conclusions</p>	<p>The Growth study looked at a wider area between Tollerton, the main urban area of Nottingham and the Gamston Strategic Allocation. Although slightly smaller than the cluster of sites assessed here, the study concluded that site is free from major constraints and are suitable for development pending further investigations. Regarding the wider growth area, the study concluded that it had potential for strategic growth.</p> <p>Development in this location would need to carefully consider coalescence between the MUA and Tollerton. The location also offers the option to expand upon the extant allocation East of Gamston/North of Tollerton. This would represent a sizeable increase to the main built up area of Nottingham and would require transport and social infrastructure improvements.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Urban extension</p>
<p>Viability and deliverability</p>	<p>Davidsons Developments are supportive of development. They believe they can bring the site forward independently and quickly, providing access to enable delivery of the allocated Sustainable Urban Extension. Land to the east, closer to Tollerton Lane, was promoted on behalf of landowner through the Local Plan Pt2 Process. No known developers involved. If the site were required, its viability would be assessed prior to consultation on the publication draft.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	The IDP Baseline Report (2022) indicates there is a deficit of primary school places at Tollerton. West Bridgford has a deficit of secondary school places. There is a surplus of secondary school places within Rushcliffe East however. On-site educational facilities would be required to meet pupil numbers generated.
Health	There is no primary care facility in Tollerton itself. Closest practice at Gamston. Patients generally register with either Keyworth Medical Practice or Gamston Medical Practice. Whilst Keyworth Primary Care Centre has some potential capacity, and Gamston Medical Practice has some potential to expand, taken in the context of the East of Gamston/North of Tollerton development proposal, Gamston Medical Practice would not be of a sufficient size in either physical capacity or size of practice to provide services to this new population. It may be that a solution is for a new facility on the East of Gamston/North of Tollerton site which could serve this smaller increase in population in Tollerton also.
Blue and Green Infrastructure	Other than the hedgerow corridors there are no identified green infrastructure within the site. Hedgerow

Type	Comments
	quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. A right of way crosses the site from Lodge Lane to Edwalton Golf Course. A right of way runs along the southern edge of the site parallel. Recent submission proposes open space and woodland between these rights of way. This will enhance the required buffer between Tollerton and the main urban area.
Community Facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	0
5. Health and Well Being	++	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	?
6. Community Safety	?	14. Landscape	--
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	--	16. Natural Resources and Waste Management	--

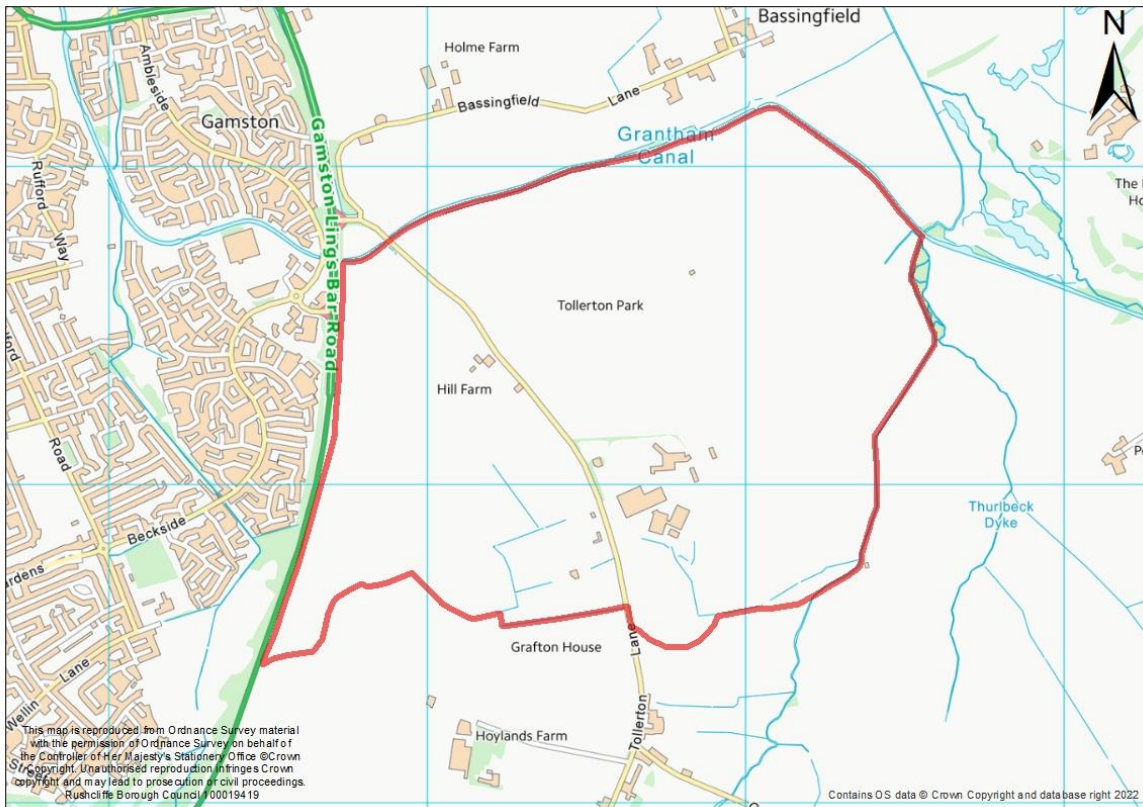
Other Factors

Topic	Commentary
Green Belt	<p>This site comprises a significant part of the Strategic Green Belt Area Between Tollerton and West Bridgford. The 2022 GB Review scores the area 14 out of 20. Having regard to the strategic allocation East of Gamston/North of Tollerton there is only part of a boundary adjoining the built up area, and only once the development of the strategic allocation is complete. The area is visually disconnected from West Bridgford. Scoring well against three green belt purposes (checking unrestricted sprawl, preventing merging, and safeguarding the countryside from encroachment. The area provides for an important strategic gap between West Bridgford and Tollerton. Development within this area would virtually join the two settlements together. The area is largely agricultural with an area of woodland. It contains limited inappropriate development.</p>
Carbon Neutrality	<p>If site is required, this will be assessed after consultation on Preferred Approach.</p>
Impact on Air Quality	<p>Not within or affecting and Air Quality Management Area.</p>
Transport / Accessibility	<p>Would require two points of access. Possible upgrade to Tollerton Lane /A606 and Cotgrave Lane junctions. Questionable from a sustainability standpoint lack of facilities in Tollerton means mainly car based travel. Most recent submission (GNSP Growth Options) states that the allocation of this site can provide one or two junctions onto the A52 and unlock the adjacent Gamston Sustainable Urban Extension which has been delayed.</p> <p>The A52 is adjacent to the site. A neighbourhood centre is proposed to be located within the allocated Sustainable Urban Extension. The site is located some distance away from the Keyworth Connection which runs along the A606 on a 15 minute frequency during weekdays. This is at least a 20 minute walk. Hourly bus service during the day runs along Tollerton Lane to West Bridgford and to Cotgrave and beyond. Accessibility and connectivity by walking and cycling is poor at present.</p>

Topic	Commentary
Flood Risk	The site is not at risk of flooding from watercourses or from surface water run-off.
Natural Environment	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by hedgerows in varied condition which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Historic Environment	There are no designated or non designated heritage assets identified within the site. HER picks up ridge and furrow, cropmarks, and a well as possible archaeological features. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application. This land provides a visual break between the historic core of Tollerton and the more recent 20th century developments closer to the A606. The removal and 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.
Landscape and topography	Land is within SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character. Land adjacent to Tollerton Lane was assessed within Landscape and Visual Analysis of potential LP2 sites. This land scored 69/100, determining that sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is high with some long distance views of the site and

Topic	Commentary
	surrounding landscape. Overall, there is medium visual sensitivity.
Consultation Response	<p>Tollerton Parish Council objects to the R11 growth zone, it favours an urban concentration strategy and considers this site requires significant investment in infrastructure.</p> <p>Davidsons Developments are supportive of development (as developers with an option on the land) (“land to the South of Gamston/North of Tollerton”). It identifies it can bring the site forward independently and quickly, providing access to enable delivery of the allocated Sustainable Urban Extension to the north.</p> <p>Harworth Group argues that this area has identified deliverability risks linked to the lack of current progress on the strategic allocation to the north and the requirement for this to be built out before R11.2.</p> <p>Tollerton Against Backdoor Urbanisation (TABU) object to any development that would lead to coalescence and compromise the identity of Tollerton as a village.</p> <p>Residents objected due to loss of GB, coalescence, congestion, scale of development, and impact on infrastructure.</p> <p>Nottinghamshire Wildlife Trust objects as the site breaches the A52.</p>
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R11.5PA East of Gamston North of Tollerton Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/TOL/008
Size (hectares)	245.6
No of dwellings/ estimated employment floorspace	4,000 dwellings
Existing Use	Agricultural
Known Land Contamination	The site is not covered by any Air Quality Management Area
PDL or Greenfield	Greenfield
Agricultural Land	Grade 3a and 3b (Good/Moderate) - Identified as grade 3.
SHLAA Conclusion	The site is allocated for development in local Plan Part 1 Rushcliffe Core Strategy. Site owners indicated through Local Plan submissions that delivery would commence during 2016 at a steady pace increasing to between 220 and 250 dwellings per annum for the rest of the build out period, and that there are no barriers to

Factors	Details
	<p>delivery subject to the phasing of infrastructure in a viable fashion. Outline application submitted for roughly half of the site. John Wells, Bovisa, Taylor Wimpey and Barwood have agreed to develop an SPD that will ensure development complies with the Core Strategy. The start of delivery anticipated within 6-10 years</p>
<p>Growth Options Study Conclusions</p>	<p>As an existing site allocation, this site was not assessed in the Growth Options consultation.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Urban extension</p>
<p>Viability and deliverability</p>	<p>Issues between private landowners have now been resolved and the one of the public landowners have signed an option with a developer. The Consortium of “willing landowners” are Master planning the entire site and working with RBC on an SPD for the site. A planning application was submitted during 2020/21 for part of the allocation.</p>

Infrastructure

Type	Comments
<p>Utilities</p>	<p>Electricity – Provision will be re-assessed after consultation on Preferred Approach.</p> <p>Gas – Provision will be re-assessed after consultation on Preferred Approach.</p> <p>Water Supply – Provision will be re-assessed after consultation on Preferred Approach.</p> <p>Waste Water – Provision will be re-assessed after consultation on Preferred Approach.</p> <p>IT Communications – Provision will be re-assessed after consultation on Preferred Approach.</p>
<p>Emergency Services</p>	<p>This will be re-assessed after consultation on Preferred Approach.</p>

Type	Comments
Education	On-site educational facilities would be required to meet pupil numbers generated by 4000 new homes. The IDP Baseline Report (2022) indicates there is a deficit of primary school places at West Bridgford and Tollerton. West Bridgford also has a deficit of secondary school places.
Health	Closest practice at Gamston
Blue and Green Infrastructure	Site is adjacent to the Grantham Canal, which is identified as a strategically important green infrastructure asset. There are significant opportunities to provide GI and link to the canal.
Community Facilities	Adjacent to Main Urban Area and Gamston Centre of Neighbourhood Importance. No facilities within 10-15 minute walk - New facilities would have to be provided on the site.
Other	This will be re-assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	0
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	?
6. Community Safety	?	14. Landscape	--
7. Social Inclusion	+	15. Built and Historic Environment	?

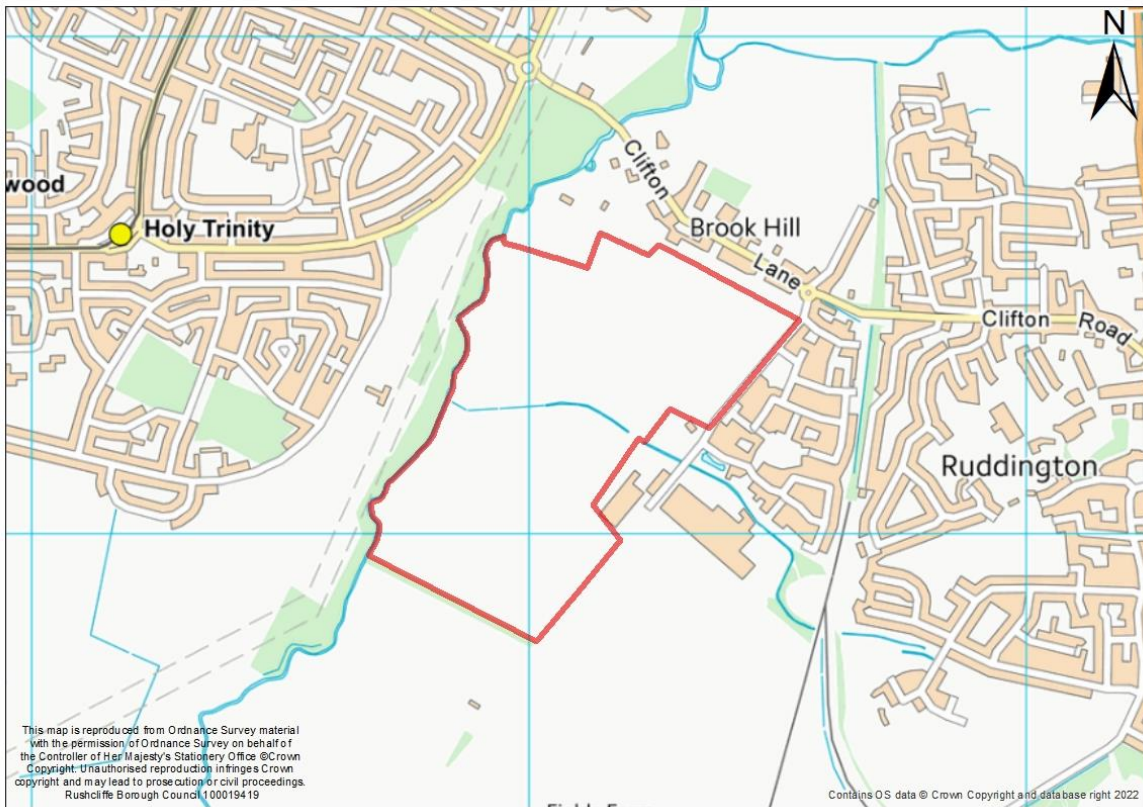
Objective	Score	Objective	Score
8. Transport	+	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	N/A - Strategic Allocation.
Carbon Neutrality	This will be re-assessed after consultation on Preferred Approach.
Impact on Air Quality	The site is not covered by any Air Quality Management Area.
Transport / Accessibility	<p>Major infrastructure works are required, potentially impacting on viability and timescale for development - Highways modelling has identified improvements required to the strategic road network together with mitigation measures. Proportionate cost on development will be required to fund mitigation measures.</p> <p>No tram or rail stops within 20 minute walk. Currently there is a bus service (number 33) that provides an irregular service during weekdays (hourly or worse). A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby - These would require enhancement to improve connectivity as part of the planning application process, in particular across Lings Bar Road.</p>
Flood Risk	EA Maps suggest <1/2 site at risk from flooding (1 in 100 or greater) - Eastern part of the site
Natural Environment	No designated sites. However site contains hedgerows which are a priority habitat within the LBAP.
Historic Environment	Grade II Listed Buildings present on site - 18 pillboxes within the site have been listed Grade II in January 2012. Setting of pillboxes would be significantly affected by development of the airfield. Removing their historical context. Incorporate pillboxes into GI infrastructure that

Topic	Commentary
	connects them and protects their setting. Information should explain their historic value.
Landscape and topography	Land is within SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character.
Consultation Response	As an existing strategic site it was not consulted on within the Growth Options.
Conclusion	In accordance with the proposed development strategy the site is adjacent to the main urban area and is outside the Green Belt. Site will be carried forward as an allocation within the Preferred Approach.

R12.1PA Land west of Pasture Lane, Ruddington



Factors	Details
SHLAA reference	SHLAA/RUD/005
Size (hectares)	37
No of dwellings/ estimated employment floorspace	500 dwellings
Existing Use	Agricultural - Arable
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Broad ALC maps identify that the land is Grade 2 agricultural land and also 'urban' in parts. However, there are no urban features within the site.
SHLAA Conclusion	Whilst most of the site is relatively free of physical constraints and relatively close to frequent public transport, it lies some distance away from the main facilities at Ruddington and Clifton. The western part of the site is located adjacent to the Fairham Brook Nature

Factors	Details
	Reserve. More importantly, the site as a whole forms an important gap between Clifton and Ruddington and development of any scale would breach the strong defensible boundary at Pasture lane. Due to the significant Green Belt constraints, the land is considered not suitable.
Growth Options Study Conclusions	The West of Pasture Lane and North Road sites include flood zones and landscape constraints. These sites are potentially unsuitable for development.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	Site being promoted therefore is available for development and assumed deliverable. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	There is limited capacity to accommodate additional development within Ruddington due to a deficit of

Type	Comments
	<p>primary school places. This is confirmed within the IDP Baseline Report (2022). It has been indicated that there is a potential solution to accommodate additional development on the St Peters Junior School site. All secondary schools within West Bridgford (where Ruddington pupils attend) also have a deficit of places, including those where Ruddington pupils attend. East Leake however does have a surplus of places.</p>
Health	<p>The senior GP partner at Ruddington Medical Centre is considering options to increase clinical capacity in the current building to address the increase in patient numbers from the potential increase in housing allocation.</p>
Blue and Green Infrastructure	<p>Fairham Brook is an important wildlife corridor and Green Infrastructure. This would be significantly effected if the site were developed completely. Development would offer opportunity to deliver multi functional GI, improve the biodiversity of the site, connectivity with neighbouring wildlife site assets and the performance of the wider wildlife corridor.</p>
Community Facilities	<p>Ruddington is a Key Settlement. It has a vibrant village centre (identified as a local centre in the Core Strategy) which contains a variety of convenience and comparison stores, including a supermarket and post office. The village has two doctors surgeries (Church House Surgery and Ruddington Medical Centre). There are a number of banks, public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park. The village centre and its amenities are a half mile (15 minute) walk from this site.</p>
Other	<p>If site is required, this will be assessed after consultation on Preferred Approach.</p>

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	+	16. Natural Resources and Waste Management	--

Other Factors

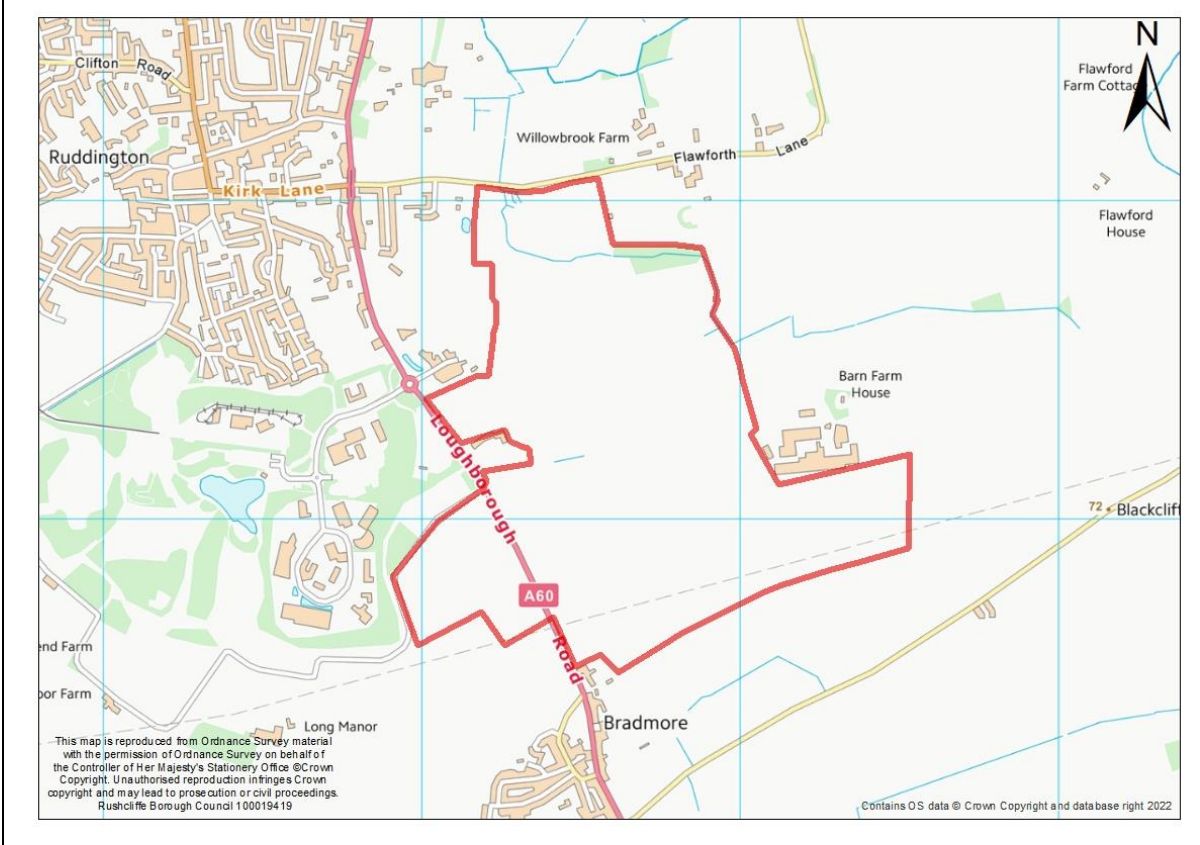
Topic	Commentary
Green Belt	<p>The site is located within the Ruddington West Strategic Area. It scored 14 within the Green Belt Review 2022. This broad area is contained by the existing edges of Clifton to the west, and, in part, Silverdale and Ruddington to the east. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are few strong features that could contain development going out from the Ruddington direction south of Clifton Lane. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane. The broad area has no topographical features and is relatively flat. This broad area in large prevents the merging of Clifton and Ruddington. Development in this location could physically join the two settlements together. Would</p>

Topic	Commentary
	<p>potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary. There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a washed over part of Ruddington, the majority of the area consists of arable fields that are clearly within open countryside. Some hardstanding at the former Fairham Comprehensive School remains.</p>
Carbon Neutrality	<p>If site is required, this will be assessed after consultation on Preferred Approach.</p>
Impact on Air Quality	<p>The site is not within or in close proximity of a Air Quality Management Area.</p>
Transport / Accessibility	<p>The problem with all major developments in Ruddington is the impact on junctions in and around the village centre. Easthorpe Street, Kirk Lane and Flawforth Lane junction would require significant improvement. The nearest bus stops are on Clifton Lane. These are in close proximity of the site and they are served by buses to Nottingham, Clifton and Ruddington which run every hourly during the day. The closest part of the site is 0.7 miles (15 minute walk) from the centre of the village. There is reasonable provision of cycle routes along Clifron Lane back towards Ruddington.</p>
Flood Risk	<p>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.</p>
Natural Environment	<p>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. Development should avoid, mitigate or compensate for any direct or indirect effects on the LWS or priority habitats.</p>
Historic Environment	<p>There are no heritage assets within or in close proximity to the site.</p>

Topic	Commentary
<p>Landscape and topography</p>	<p>Aggregate Landscape and Visual Analysis score: 55/100. The site is a wedge of arable land which separates the settlements of Ruddington and Clifton. Recently there has been development on Pasture Lane near the site's eastern boundary, which contributes to the site's urban fringe character. The study area is of low landscape value, which is partly as a result of the low amount of scenic quality, as well as the lack of conservation interests and recreational value. However, owing to the potential for perceived coalescence, there is a medium landscape susceptibility. The landscape sensitivity is overall low. In visual terms, aside from the site forming a visual break between settlements, there is little visual value associated with the site. The site is a small part of the rural setting for residential receptors, contributing to a low visual susceptibility. The visual sensitivity is overall low.</p>
<p>Consultation Response</p>	<p>Ruddington Parish Council (RPC) and the ward councillors for Ruddington object to all sites identified under the growth zone. Raising specific concerns on coalescence and impact on Fairham Brook NR.</p> <p>Taylor Wimpey also support development in this location, specifically this site which it states is suitable due to its good accessibility in terms of public transport and proximity to SRN and the city centre. Taylor Wimpey argue it does meet the purposes of the Green Belt as set out in NPPF and is therefore suitable for release. It confirms this land is in their control.</p> <p>Nottinghamshire Wildlife Trust object.</p> <p>Members of the public opposing the zone specifically highlighted the lack of infrastructure within the village of Ruddington to support the level of growth (including insufficient capacity at the medical centre and schools), lack of car parking within the village, insufficient capacity on the local road network and increase in congestion, loss of strategically important Green Belt, impact on local identity due to coalescence, areas of the zone</p>

Topic	Commentary
	being situated in Flood Zones 2 and 3 and the ecological impact on Local Wildlife Sites.
Conclusion	While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.

R12.2PA East of Ruddington



Factors	Details
SHLAA reference	SHLAA/RUD/501
Size (hectares)	132
No of dwellings/ estimated employment floorspace	2,600 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Broad ALC maps identify that the land is Grade 2 agricultural land.
SHLAA Conclusion	The positives in relation to the site are that it is relatively free from physical constraints and is a site that is closer to the village centre than most other submissions adjacent to Ruddington. A fairly frequent bus service runs along Loughborough Road.

Factors	Details
Growth Options Study Conclusions	The study examined a larger area along the eastern side of the A60. The submitted sites and identified areas provide sufficient land capable of delivering the smallest typology (village expansion). Development in this location would need to carefully consider coalescence risks with Bradmore and Clifton and also coalescence between Ruddington and Edwalton and West Bridgford. The high accessibility levels would help to support this strategic growth area. Specific comments on the site state site is generally free from major constraints and suitable for development, the southern portion of the site includes landscape constraints and is potentially unsuitable for development.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	Three landowners involved and this may effect the site's delivery (as proven by the delivery of current strategic sites). If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Approach.</p> <p>IT Communications – If site is required, provision will be assessed after consultation on Preferred Approach.</p>

Type	Comments
Emergency Services	If site is required, this will be assessed after consultation on Preferred Approach.
Education	There is limited capacity to accommodate additional development within Ruddington due to a deficit of primary school places. This is confirmed within the IDP Baseline Report (2022). It has been indicated that there is a potential solution to accommodate additional development on the St Peters Junior School site. All secondary schools within West Bridgford (where Ruddington pupils attend) also have a deficit of places, including those where Ruddington pupils attend. East Leake however does have a surplus of places.
Health	The senior GP partner at Ruddington Medical Centre is considering options to increase clinical capacity in the current building to address the increase in patient numbers from the potential increase in housing allocation.
Blue and Green Infrastructure	Opportunities should be taken to utilise/improve hedgerows as wildlife/BGI corridors, and provide amenity/play areas.
Community Facilities	Ruddington is a Key Settlement. It has a vibrant village centre identified as a local centre in the Core Strategy) which contains a variety of convenience and comparison stores, including a supermarket and post office. The village has two doctors surgeries (Church House Surgery and Ruddington Medical Centre). There are a number of banks, public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park. The village centre and its amenities are within a 15 minute walk of this site.
Other	If site is required, this will be assessed after consultation on Preferred Approach.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	+
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	--
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	-	16. Natural Resources and Waste Management	--

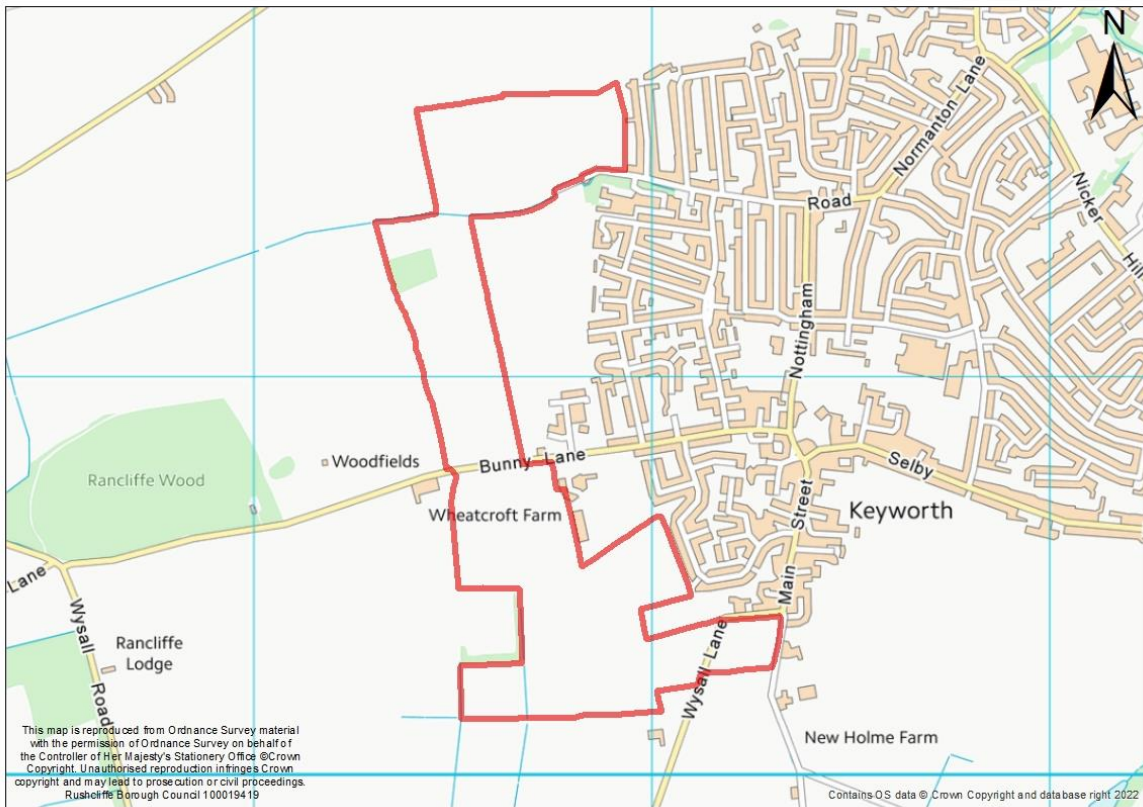
Other Factors

Topic	Commentary
Green Belt	This site is comprises a significant part of the Ruddington South East Strategic Green Belt Area. The 2022 GB Review scores the area 13 out of 20. Green Belt east of Loughborough Road prevents significant urban intrusion into open countryside. The main features within the area that could form defensible boundaries are field boundaries, The field boundaries are mainly hedgerows of varying quality and strength. Potential that development could reduce the distance between Ruddington, Plumtree, Bradmore and Keyworth, with Bradmore being close in distance to Ruddington. The land is mostly in agricultural use with some small areas of woodland. The area contains little inappropriate development. There are no identified impacts on the special character of the historic setting of Ruddington.

Topic	Commentary
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Approach.
Impact on Air Quality	Site is not within or in close proximity of an Air Quality Management Area.
Transport / Accessibility	<p>Access off Flawforth Lane only. Would need to consider impact on adjacent Signalised junction and potential site opposite. Would require new footway, and crossing facilities into Ruddington across A60.</p> <p>Regular bus services (Numbers 9, 863 and Green Line 10) to Nottingham and Loughborough can be accessed from two stops on the A60 south of the junction with Flawforth Lane (less than a 5 minute walk). The village centre is a 10 minute walk.</p>
Flood Risk	The site is in Flood Zone 1. A very small area within the south east corner is at medium risk of surface water flooding.
Natural Environment	There are no designated nature conservation sites within the site, or in close proximity. The land however 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. Shelterbelts should also 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.
Historic Environment	There are no designated historic assets within this site.
Landscape and topography	The Greater Nottingham Growth Options Report (Landscape Assessment) Oct 22 concludes that the site would be of medium potential for strategic growth. The overall site feels large in comparison to existing settlement, and would form a notable extension to the south-east of the existing settlement. There is also potential for coalescence with Bradmore in the south. This site does not feel as sensitive as some of the other 'medium potential' sites, the key issue for this site is its scale in comparison to nearby existing settlement.

Topic	Commentary
<p>Consultation Response</p>	<p>Site specific objections from the Parish Council relate to the proximity of the country park and potential negative ecological impact on it, the loss of Green Belt and concern that the plans failed to show the recently permitted developments.</p> <p>Bradmore PC object to the loss of green belt and are concerned about coalescence and the loss of local identity and character, loss of agricultural land, impact on wildlife, poor transport and increased flood risks.</p> <p>Pegasus suggest an additional site "Land to the West of Loughborough Road" is included in the development zone.</p> <p>JG Woodhouse & Sons propose a reconfigured broad area merging this site with R10.4PA and including an additional area of land in between these two sites. This would extend the site along Ruddington's eastern boundary to the north.</p> <p>Nottinghamshire Wildlife Trust object.</p> <p>Members of the public opposing development at Ruddington specifically highlighted the lack of infrastructure within the village.</p>
<p>Conclusion</p>	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R13.1PA West of Keyworth



Factors	Details
SHLAA reference	SHLAA/KEY/501
Size (hectares)	56
No of dwellings/ estimated employment floorspace	1,1,100 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	The site is classified as both Grade 2 and 3 agricultural land. Further assessment required to establish whether Grade 3 is 3a or 3b.
SHLAA Conclusion	Keyworth is identified as a Key Settlement within the adopted Core Strategy. The site is not constrained by significant heritage, flooding, landscape, access or biodiversity issues which cannot be avoided or mitigated. Located within the Green Belt, the Green Belt

Factors	Details
	Review highlighted the ridgeline topography scoring the area 12/20. The land is identified as Grade 2 and 3 Agricultural land. The landowner between Bunny Lane and Debdale Lane (Aldergate Properties) supports strategic growth west of Keyworth. The landowner of Hillside Farm allocated site (BDW) also supports further development in this area.
Growth Options Study Conclusions	The site is free from major constraints and suitable for development pending further site investigations. The study concludes that the site is a potential area for strategic growth - The area provides sufficient land capable of delivering the smallest typology (village expansion). Development in this location would need to consider coalescence risks with Plumtree.
Compliance with the GNSP Preferred Approach	Adjoining key settlement
Viability and deliverability	Parts of this larger strategic cluster were promoted during consultation on LP2. Aldergate Properties and Barrett DW both supported the allocation of land west of Keyworth within the Growth Options consultation. If the site were required, its viability would be assessed prior to consultation on the publication draft.

Infrastructure

Type	Comments
Utilities	<p>Electricity – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Gas – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Water Supply – If site is required, provision will be assessed after consultation on Preferred Options</p> <p>Waste Water – If site is required, provision will be assessed after consultation on Preferred Options</p>

Type	Comments
	IT Communications – If site is required, provision will be assessed after consultation on Preferred Options
Emergency Services	If site is required, this will be assessed after consultation on Preferred Options
Education	Previous NCC advice stated that the primary schools should be able to accommodate the level of growth proposed for Keyworth within the adopted Local Plan, subject to appropriate contributions to bring classrooms that are presently mothballed back into use. The IDB predicts that in 2024/25 there will be a surplus of both primary and secondary schools within Keyworth.
Health	Keyworth has a purpose built primary care centre which opened in 2007. It is within a 20 minute walk of all residents and accessible by bus. There is some capacity within this building however any expansion to the practice would require internal re-modelling and conversion. This is a LIFT building owned by the Greater Nottingham LIFTCo and leased to tenants through a Lease Plus Agreement which covers both rental and lifecycle costs.
Blue and Green Infrastructure	The existing footpath which crosses the site south of Bunny Lane should be retained and green corridor created along its route. The site offers opportunities to incorporate amenity and natural green space. Boundary treatments/buffer may be required to screen the site. Opportunities to provide BGI link between Bunny Lane and Debdale Lane.
Community Facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (including local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also a second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane. The village has community centre/village hall with public park and play area, medical centre and gym.
Other	If site is required, this will be assessed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	+	16. Natural Resources and Waste Management	-

Other Factors

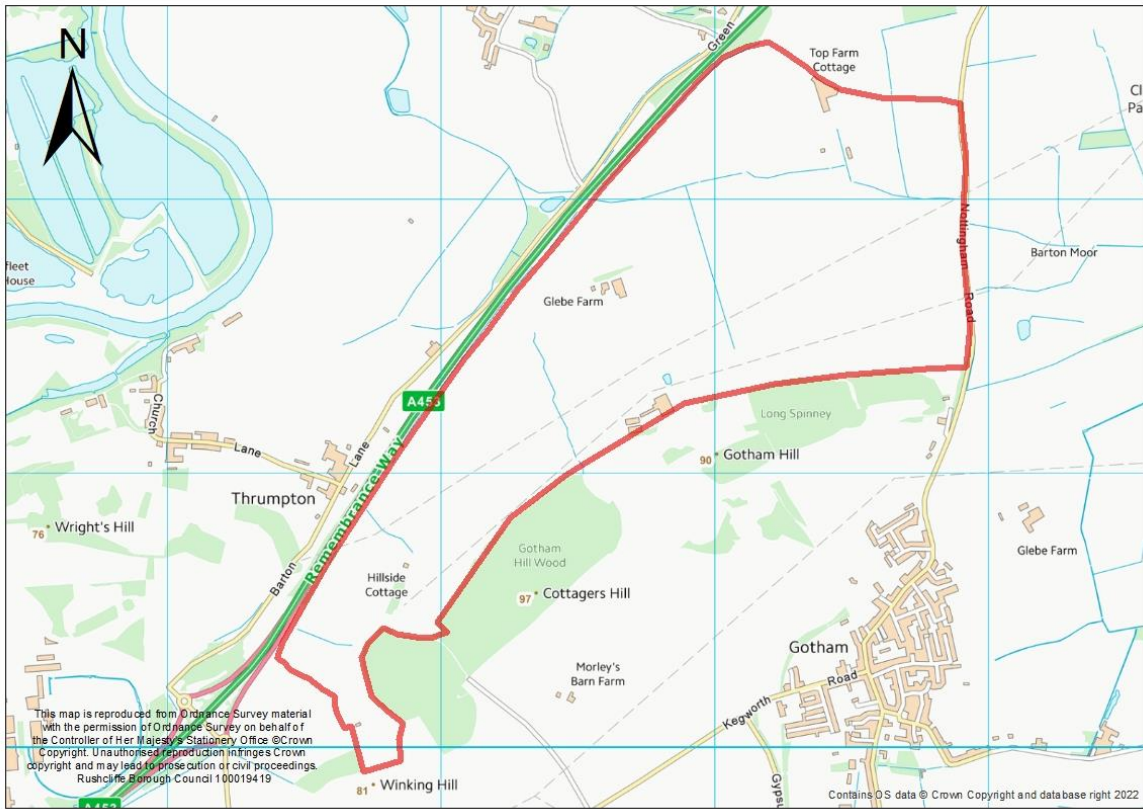
Topic	Commentary
Green Belt	This site extends across two strategic Green Belt areas. The majority is within Keyworth West (KEY/D), but extends north of Debdale Lane (a track). This is within Keyworth North West (KEY/E). Keyworth West scores 12 out of 20. Keyworth North West also scores 12. The open ridgeline topography means development would be visible over wide area. The overall character is open countryside.
Carbon Neutrality	If site is required, this will be assessed after consultation on Preferred Options
Impact on Air Quality	Site is not within Air Quality Management Area.

Topic	Commentary
Transport / Accessibility	<p>No significant constraints, subject to visibility issues being resolved on Bunny Lane. Depending on access position speed limit alteration may be required.</p> <p>Village centre is a 5 minute walk. Schools are within a 20 minute walk. Bus stops are within 5 minute walk, within the village centre, these provide 3-4 buses an hour to Nottingham. Limited connectivity to any decent walking and cycling network.</p>
Flood Risk	<p>Flood zone 1. EA map indicates 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.</p>
Natural Environment	<p>There are no designated nature conservation interest within or adjacent to the site. It is however bounded by and contains established mature hedgerows which are a LBAP priority habitat 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.</p>
Historic Environment	<p>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.</p>
Landscape and topography	<p>The Landscape and Visual Analysis of potential LP2 sites assessed three areas that comprise this strategic cluster. Land south of Bunny Lane scored 61/100. Overall, the visual sensitivity is medium. Land between</p>

Topic	Commentary
	<p>Debdale Lane and Bunny Lane scored 54/100. The visual susceptibility is medium due to the site forming part of the rural edge for a medium number of residential receptors, as well as the site having a medium visibility within the study area. Land north of Debdale Lane scored 49/100. The landscape sensitivity is low. The site does not have any visual value, but there is a medium visual susceptibility.</p>
<p>Consultation Response</p>	<p>Nottinghamshire County Council identify sites R13.01, R13.02 and R13.03 as within the Mineral Safeguarding and Conservation Area for gypsum.</p> <p>Keyworth Parish Council (KPC) considers the growth options to be fundamentally flawed. Too much land has been removed from the Greenbelt for housing in Keyworth. Plus a lack of commitment to deliver accompanying investment provision for infrastructure (transport links) and services (health, education and amenities).</p> <p>Aldergate Properties Ltd highlights the lands performance against Green Belt purposes. It also highlights its own assessment of landscape impacts which concluded a low landscape and visual sensitivity. It is a sustainable extension to a Key Settlement.</p> <p>Barratt David Wilson Homes support a logical extension of Hillside Farm. Keyworth is a Key Settlement that can accommodate continued planned expansion.</p> <p>CEG Land Promotions Ltd state that planned growth should continue at Keyworth on land abutting the allocated site at Nicker Hill. Not to the west of village.</p> <p>Mather Jamie Ltd state that areas of search should extend to the south of Keyworth and include land off Willow Brook.</p> <p>Local residents have raised concerns that the expansion of existing settlements, such as Keyworth, will result in their character being lost, as well as the significant loss</p>

Topic	Commentary
	<p>of highly prized Green Belt. Inadequate village infrastructure, services and facilities, loss of agricultural land, and increased congestion on the A52 were also highlighted as constraints.</p> <p>Proximity to the A52, existing services and facilities within the village, proximity to employment and transport hubs were highlighted by some residents as a positive factors that should encourage its allocation.</p>
Conclusion	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R15.1PA Land south west of Nottingham (East of A453)



Factors	Details
SHLAA reference	SHLAA/BIF/002
Size (hectares)	226
No of dwellings/ estimated employment floorspace	3,000 dwellings
Existing Use	Agricultural
Known Land Contamination	The site is not within or adjacent to an air quality management zone.
PDL or Greenfield	Greenfield
Agricultural Land	The site is largely grade 2 to the east and grade 3 to the west
SHLAA Conclusion	Site submitted as part of the 2019 Call for Strategic Sites. The site is located within the Green Belt and there are a number of constraints identified at the time of this assessment which would require further

Factors	Details
	<p>investigation. In addition there are also a number of deliverability issues that would require further investigation. Avoidance of the SAM in the middle of the site would be key. The extent of archaeology worthy of SAM status could cover a wider area than that identified. It is considered that the cumulative constraints in relation to this site mean that it is considered to be non deliverable.</p>
<p>Growth Options Study Conclusions</p>	<p>Part of study area R15 identified as having "high potential area for strategic growth". The assessment concludes that The SW Nottingham – South of A453 site is a large tract of land and generally free from major constraints except for: a Scheduled Monument (Romano-British nucleated enclosed settlement and Roman villa complex at Glebe Farm); Thrumpton Conservation Area; a gas pipeline; woodland bocks; and landscape constraints in the southern portion of the site. Access to the A453 and potential to create links to the tram network and East Midlands Parkway make the site suitable for development pending further site investigations.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Urban extension</p>
<p>Viability and deliverability</p>	<p>Site submitted as part of the call for strategic sites. Submission at this stage does not contain any detail in terms of land ownership, tenancy agreement, options on the land, broad infrastructure requirements. If the site were required, its viability would be assessed prior to consultation on the publication draft.</p>

Infrastructure

Type	Comments
<p>Utilities</p>	<p>Electricity – Confirmed after consultation on Preferred Options Gas – Gas pipeline runs across the site</p>

Type	Comments
	<p>Water Supply – Confirmed after consultation on Preferred Options</p> <p>Waste Water – Confirmed after consultation on Preferred Options</p> <p>IT Communications – Confirmed after consultation on Preferred Options</p>
Emergency Services	Confirmed after consultation on Preferred Options
Education	IDP Baseline Report (2022) indicates that there is a surplus of primary schools in the Gotham area. There is a surplus of secondary school places within the East Leake area, but a deficit within West Bridgford.
Health	The Gotham branch surgery (part of the Orchard Surgery Kegworth) – the CCG strategy for primary care has been to build resilience through economies of scale where the CCG can invest in larger practices serving a bigger geographical area which in turn can take on more staff and provide a wider range of services to the local population. Premises limited to providing services for a small geographical area would not be a priority for investment. Therefore, new residents would not be able to rely on accessing health facilities within the village itself.
Blue and Green Infrastructure	Site is within the urban fringe GI opportunity area. Existing hedgerows, watercourses trees and scrub should be retained where possible, and enhanced.
Community Facilities	The site lies away from any community facilities.
Other	Confirmed after consultation on Preferred Options

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--

Objective	Score	Objective	Score
2. Employment and Jobs	0	10. Energy and Climate Change	?
3. Economic Structure and Innovation	0	11. Pollution and Air Quality	?
4. Shopping Centres	?	12. Flooding and Water Quality	-
5. Health and Well Being	-	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	0	15. Built and Historic Environment	--
8. Transport	--	16. Natural Resources and Waste Management	--

Other Factors

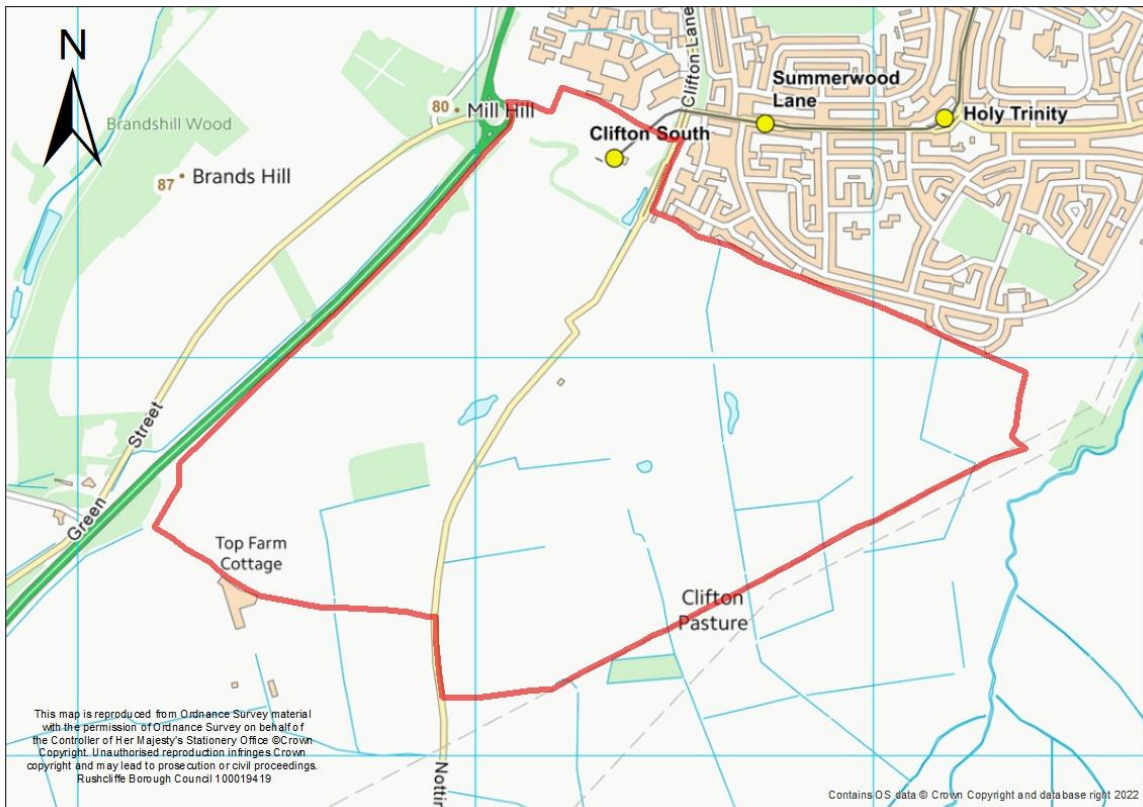
Topic	Commentary
Green Belt	<p>The site is located within the Fairham West Strategic Area. It scored 15 within the Green Belt Review 2022. The location is adjacent to one green belt inset boundary. This is to the strategic allocation South of Clifton. The only strong features of note which could contain further development and act as a defensible boundary is the foot of the Gotham Hills, which is some distance south, and the A453. Limited existing features to the south west which could form a defensible boundary. Having regard to the nature of these features, development within this area could lead to a long limb into the open countryside. Development in this direction would reduce significantly the gap between the edge of the strategic allocation at Clifton and Gotham. Whilst the Gotham Hills may provide some degree of separation between the two, the perceptual impact has the potential to be significant. There are no inappropriate developments within this area. Thrumpton conservation area is to the west of this broad area, but it is considered that the potential impact will be limited. There is a</p>

Topic	Commentary
	Scheduled ancient monument within this broad area, however this is isolated and not connected to the setting or special character of a historic settlement.
Carbon Neutrality	Confirmed after consultation on Preferred Options
Impact on Air Quality	The site is not within or adjacent to an air quality management zone.
Transport / Accessibility	<p>Access to the south of the site could potentially be achieved off West Leake Road. Access to the north of the site. SN01 – Clifton Slopes</p> <p>The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength of the area is moderate. This is a distinctive escarpment however it has a number of different land uses particularly land uses particularly close to the urban fringe (LCA 2009).</p> <p>The site is currently not accessed by any roads, nor by public transport, walking and cycling.</p>
Flood Risk	Small area of the site at risk of flooding in a 1-1000 year event. Some areas of the site are at risk from surface water flooding.
Natural Environment	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.
Historic Environment	<p>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 linear 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. Tramway existed between Barton mine and River Trent. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application. The neighbouring Roman site is of high significance being one of only a</p>

Topic	Commentary
	handful of confirmed Roman Temple sites in Britain, associated archaeology could be highly significant.
Landscape and topography	<p>There is no individual landscape assessment for the site. The site lies within two zones in the Greater Nottingham Landscape Character Assessment. NW01 – Gotham and West Leake Hills and Scarps. The overall landscape strategy is ‘Conserve’. The landscape condition is good. The character strength of the area is strong. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground.</p>
Consultation Response	<p>Site was identified as R15.1 within the Growth Options consultation.</p> <p>The group of Parish Councils within Gotham ward and the ward member state that they do not agree with the conclusions in relation to the area R15 in the Growth Options study. They consider that the Growth Options Study is not fit for purpose.</p> <p>Homes England request that careful consideration is given to how any future growth is distributed / allocated in the Strategic Growth Plan, being mindful of sites that have already been allocated in Local Plans.</p> <p>The South West Nottingham Consortium and John A Wells Ltd consider that R15.1 and R15.2 could provide for strategic growth during the plan period and longer term. Uniper supports the broad area of search R15.</p> <p>The Leake Ward Members consider that R15 together with R16 would create huge developments around the surrounding villages, and could lead to the joining of settlements.</p> <p>Nottinghamshire Wildlife Trust object.</p>

Topic	Commentary
	<p>A number of representations echo the specific concerns raised by the Gotham Ward parishes. Concerns have been raised on the impact on green belt, wildlife, the historic environment, biodiversity, lack of services, flood risk and the loss of agricultural land. Conversely some comments consider that development along the A453 corridor would be of benefit as it is close to the airport and existing and planned jobs around the airport, potentially reducing travelling distances to these.</p>
<p>Conclusion</p>	<p>While it is proposed that all those strategic sites allocated by the existing Rushcliffe Local Plan Part 1: Core Strategy should be carried forward as part of the GNSP, there is no requirement for the allocation of any new strategic housing sites.</p>

R15.5PA Land South of Clifton Strategic Allocation



Factors	Details
SHLAA reference	SHLAA/BIF/003
Size (hectares)	176
No of dwellings/ estimated employment floorspace	3,000 dwellings
Existing Use	Agricultural
Known Land Contamination	-
PDL or Greenfield	Greenfield
Agricultural Land	Agricultural land is classified as Grade 2 and Grade 3. Will lead to loss of soils and may not enhance soil quality.
SHLAA Conclusion	The site is being progressed in partnership with Homes England, who now own a significant proportion of the site and others. Fairham Pastures Board is meeting regularly to ensure progress is maintained on this site. S106 agreement was signed in May 2019 and the

Factors	Details
	<p>decision notice issued. Reserved matters planning application for the first phase of on-site infrastructure work permitted December 2019. Further reserved matters submitted during 2020 with many conditions now also discharged. First and second phase has development partners. Phasing programme has been submitted which has been used in predicting build out rates for the first phases (up to 2026) as a starting point, together with a sense check. Home England funding give certainty to delivery of the site. First reserved matters granted for housing and second phase under consideration, start on site on the residential element of the site expected during 2022-2023</p> <p>A community exhibition to share masterplan undertaken within Barton in Fabis Clifton and Gotham. Given the clear progress on the site since the granting of the outline planning application, is considered to be suitable now, available now and achievable now, although given the size of the site, only a proportion of the development will be delivered within 5 years.</p>
Growth Options Study Conclusions	As an existing site allocation with extant planning permission, this site was not assessed in the Growth Options consultation.
Compliance with the GNSP Preferred Approach	Urban extension
Viability and deliverability	The site is being progressed in partnership with Homes England, who now own a significant proportion of the site and others. Fairham Pastures Board is meeting regularly to ensure progress is maintained on this site.

Infrastructure

Type	Comments
Utilities	<p>Electricity – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Gas – Addressed by utility companies to meet the requirements of the extant permissions.</p>

Type	Comments
	<p>Water Supply – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>Waste Water – Addressed by utility companies to meet the requirements of the extant permissions.</p> <p>IT Communications – Addressed by utility companies to meet the requirements of the extant permissions.</p>
Emergency Services	Addressed within extant and future permissions
Education	<p>Primary and secondary schools are located within Clifton. The IDP Baseline Report (2022) predicts a surplus of primary and secondary school places in Clifton. The report indicates there is a surplus of places in the Gotham (Primary) and East Leake (Secondary). West Bridgford has a deficit of secondary school places. The allocation and outline permission require on-site provision of a primary school, within the centre of the strategic allocation.</p>
Health	Clifton Medical Practice is located on Southchurch Drive in Clifton. A pharmacy is located closer, on Farnborough Road.
Blue and Green Infrastructure	The Fairham Brook BGI network (identified in the GNBGI Strategy) and Biodiversity Opportunity Focal Area is adjacent to the site. Outline planning permission and reserved matters focus multifunctional BGI along the Fairham Brook and its environs.
Community Facilities	<p>The allocated site is within a 30 minute walk of community facilities in Clifton, including the Highbank Community Centre, Highbank School, Milford Academy School, Clifton Post Office, and Clifton Library.</p> <p>A new school and community facilities will be provided as part of the strategic allocation’s development.</p>
Other	Addressed within extant and future permissions

Sustainability Appraisal

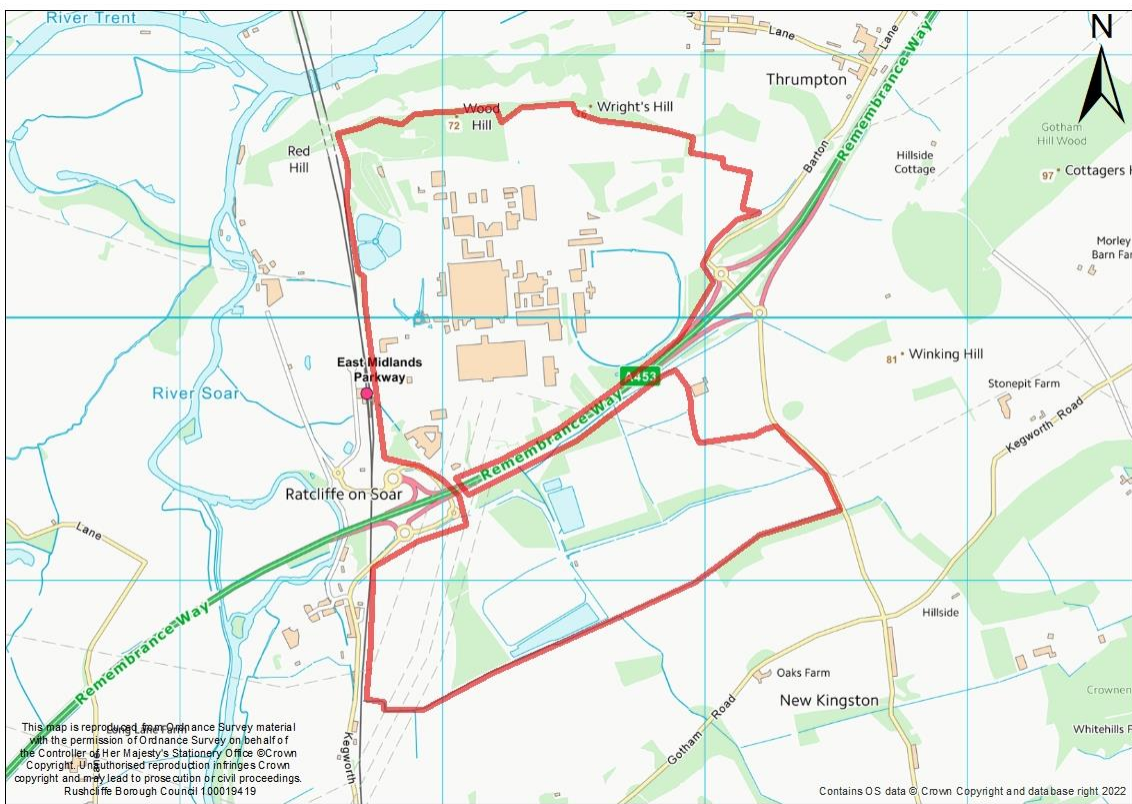
Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	--
2. Employment and Jobs	++	10. Energy and Climate Change	?
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	+
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	?
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	++	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	The site was removed from the Green Belt on adoption of the Local Plan Part 1: Core Strategy and allocated for mixed use development.
Carbon Neutrality	Addressed within extant and future permissions
Impact on Air Quality	Site is not within NUAZ and is over 5km from nearest Air Quality Management Area (Radcliffe Road/Lady Bay).
Transport / Accessibility	<p>Access to the strategic road network will be achieved via the tram stop roundabout on the A453 and via Nottingham Road.</p> <p>The site is within walking distance of community facilities in Clifton. It is adjacent to the South Clifton NET tram stop. The number 1 bus runs currently runs through the site. This service runs every 20 minutes during</p>

Topic	Commentary
	weekdays and is less frequent in the evening and at weekends. There is a package of measures proposed as part of the planning permission in order to improve access by non-car modes.
Flood Risk	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.
Natural Environment	<p>The Fairham Brook BGI network (identified in the GNBGI Strategy) and Biodiversity Opportunity Focal Area is adjacent to the site. Fairham Brook, further downstream, is a Local Wildlife Site.</p> <p>There are no designated nature conservation sites within the site.</p>
Historic Environment	No designated assets on site. HER identifies linear features, however these may be former agricultural boundaries.
Landscape and topography	<p>The site is within the SN01 Clifton Slopes. The LCA (2006) identifies this area as having a moderate landscape condition and strength.</p> <p>The site is in a prominent location within this landscape. It's a sloping site with long views to south. South eastern portion of site never been enclosed – Extensive views from across the A453.</p>
Consultation Response	N/A
Conclusion	Site will be carried forward as an allocation within the preferred approach.

RBC-EMP-01 Ratcliffe on Soar Power Station



Factors	Details
SHLAA reference	N/A
Size	34.44 ha.
No of dwellings/ estimated employment floorspace	810,000m ² (based on draft LDO which covers the Freeport area)
Existing Use	Coal Fired Power Station (north of A453) and Agricultural Land (south of A453)
Known Land Contamination	Site of the power station is likely to contain extensive areas of contamination.
PDL or Greenfield	PDL and Greenfield land.
Agricultural Land	Agricultural land grade 3a and 3b south of the power station.
SHLAA Conclusion	N/A
Growth Options Study Conclusions	Broad Area of Search Assessment: R15 A453 Corridor

Factors	Details
	<p>High potential area for strategic growth - Radcliffe Power Station include a number of constraints within and adjoining the sites: a Scheduled Monument (Roman site on Red Hill); Thrumpton Conservation Area; an authorised landfill site; waterbodies; woodland; flood zones and landscape constraints (in the vicinity of Gotham Hill Wood and Kingston on Soar). However, there are a number of strategic opportunities and locational advantages (East Midlands Parkway, East Midlands Airport, University of Nottingham, access to the A453 and River Trent, previously developed land etc.) that make the site suitable for development pending further investigations.</p>
<p>Compliance with the GNSP Preferred Approach</p>	<p>Freestanding development</p>
<p>Viability and deliverability</p>	<p>RBC, assisted by the landowner, are working on an LDO for the site which will establish the scale and type of developments within the Freeport area. Delivery will take place following approval of certificates of compliance with the LDO.</p>

Infrastructure

Type	Comments
<p>Utilities</p>	<p>Electricity – national grid infrastructure will be kept on site.</p> <p>Gas – No abnormal requirements identified.</p> <p>Water Supply – No abnormal requirements identified.</p> <p>Waste Water – No abnormal requirements.</p> <p>IT/ Communications – No abnormal requirements identified.</p>
<p>Emergency Services</p>	<p>No abnormal requirements identified.</p>

Type	Comments
Education	N/A
Health	N/A
Blue and Green Infrastructure	Open space – 10% on site. Proximate to the River Trent and River Soar BGI primary strategic corridor.
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	0
2. Employment and Jobs	+	10. Energy and Climate Change	++
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	-
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	--
6. Community Safety	?	14. Landscape	?
7. Social Inclusion	-	15. Built and Historic Environment	-
8. Transport	+	16. Natural Resources and Waste Management	--

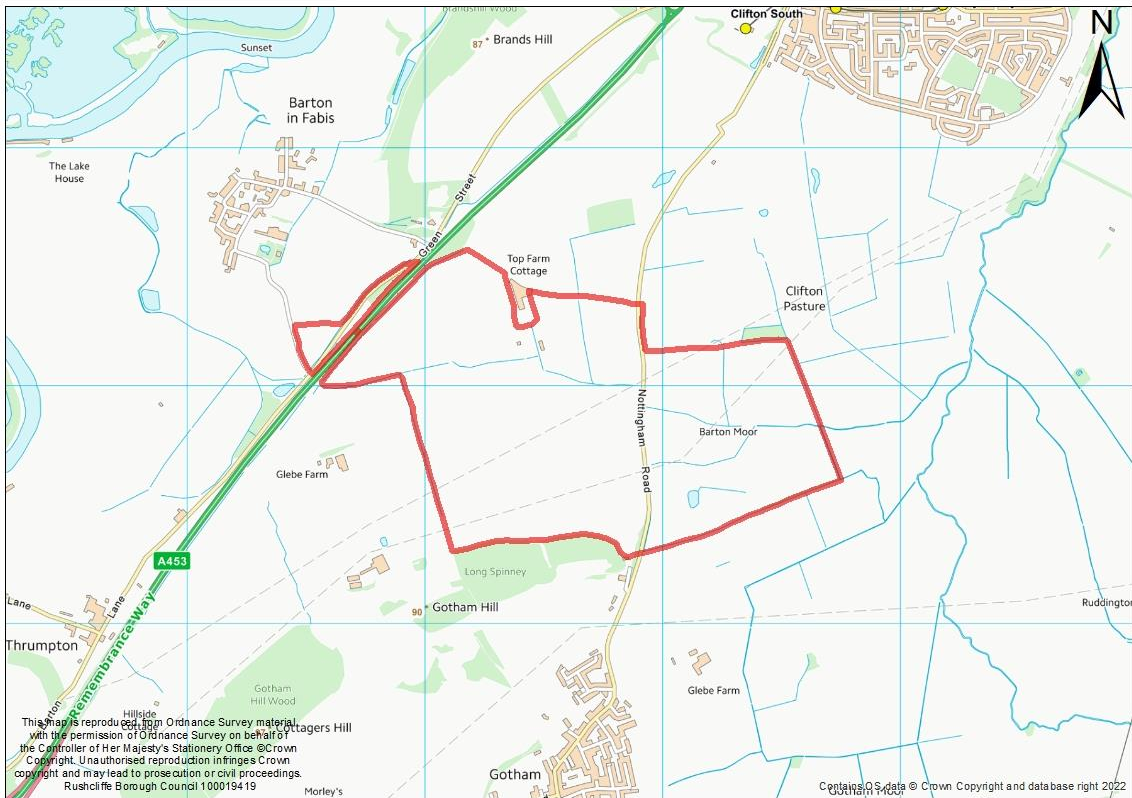
Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>The land was assessed as a specific site (not broad area) within the Greater Nottingham Green Belt Review 2022. The area scored 12 out of 20 against 4 Green Belt purposes. The absence of robust boundaries south of the A453 is highlighted as an issue which increases Green Belt importance. With the inclusion of land south of the A453 the site scored 3 out of 5 against the purposes of preventing merging, safeguarding countryside.</p>
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>The LDO includes the provision of solar photovoltaic technologies, and the objective is to create a low carbon and renewable energy technology centre of excellence including research, skills training and manufacturing.</p>
Impact on Air Quality	<p>Site is not within or near an Air Quality Management Area.</p>
Transport / Accessibility	<p>Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development Improvements are likely to be required to junctions on the strategic and non-strategic road network.</p> <p>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.</p> <p>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.</p>

Topic	Commentary
Flood Risk	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but has some extensive areas, primarily on the south of the A453 that are at low, medium and high risk of surface water flooding. The area north of the A453 also has areas at low, medium and high risk of surface water flooding.</p> <p>The site is approximately 6km from edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>
Natural Environment	<p>Northern part of the site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS.</p> <p>The allocation / development of the site would result in the complete loss of existing habitats, primarily on the southern part of the site.</p> <p>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).</p>
Historic Environment	<p>A part of the Roman site scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the northern part of the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station.</p> <p>The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.</p>

Topic	Commentary
	<p>Records indicate the possibility of a moated manor house within the northeast corner of the northern part of the site.</p> <p>Assessment of A453 widening indicated possible Bronze Age, Medieval, Roman, and Iron Age archaeological remains in the vicinity of this corridor.</p>
<p>Landscape and topography</p>	<p>The 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.</p> <p>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 the site is largely open and development on this part is of the site unlikely to conserve or enhance the landscape in its present form.</p>
<p>Consultation Response</p>	<p>There was broad support for the regeneration of the Ratcliffe on Soar Power Station for employment generating uses. However, concerns were raised regarding increased traffic on the local and strategic road network and wider environmental impacts on nearby communities. There were also objections to development beyond the power station site within the Green Belt.</p>
<p>Conclusion</p>	<p>Ratcliffe on Soar Power Station forms part of the East Midlands Development Corporation and are key areas identified for economic growth. Ratcliffe on Soar Power Station, which also forms part of the East Midlands Freeport, will be transformed into an international centre for the development of zero carbon technology. An LDO is being developed for the site.</p> <p>The power station is proposed as a strategic allocation for employment related used. The boundaries of the proposed allocation need to be determined.</p>

RBC-EMP-02 Nottingham 'Gateway'



Factors	Details
SHLAA reference	N/A
Size	168 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The majority of the site is on very good agricultural land (Grade 2)
SHLAA Conclusion	N/A
Growth Options Study Conclusions	Broad Area of Search Assessment: R15 A453 Corridor High potential area for strategic growth - South of A453 site is a large tract of land and generally free from major constraints except for: a Scheduled Monument

Factors	Details
	(Romano-British nucleated enclosed settlement and Roman villa complex at Glebe Farm); Thrumpton Conservation Area; a gas pipeline; woodland blocks; and landscape constraints in the southern portion of the site. Access to the A453 and potential to create links to the tram network and East Midlands Parkway make the site suitable for development pending further site investigations.
Compliance with the GNSP Preferred Approach	Site would comprise an urban extension to the existing South of Clifton (Fairham Pastures) Sustainable Urban Extension.
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p>

Type	Comments
	IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A
Health	N/A
Blue and Green Infrastructure	Open space – 10% Biodiversity Net-Gain should be achieved on site. Proximate to the Fairham Brook biodiversity opportunity area and BGI primary strategic corridor.
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	++	10. Energy and Climate Change	?
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	--
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	--
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	-

Objective	Score	Objective	Score
8. Transport	+	16. Natural Resources and Waste Management	--

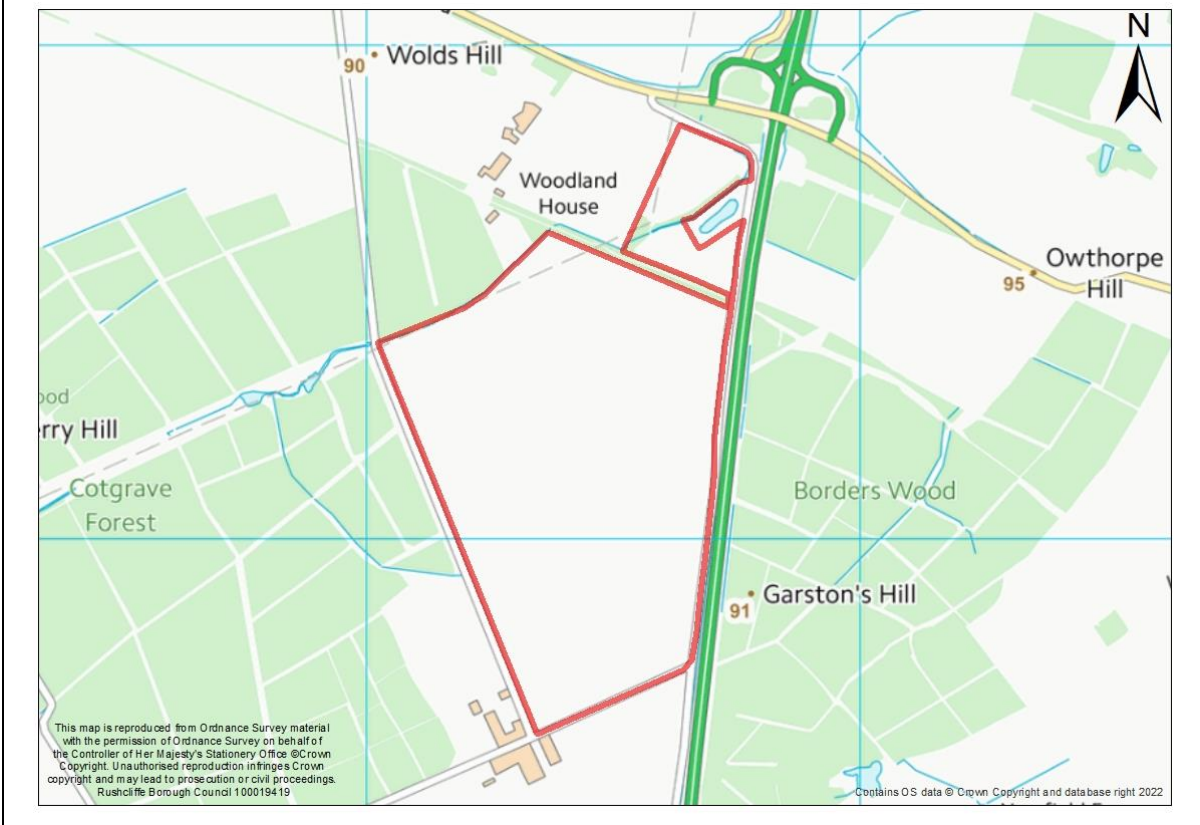
Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>The broad area (FAR/B) scored 15 out of 20 against 4 Green Belt purposes. This indicates the Green Belt performs well against Green Belt purposes, specifically restricting sprawl (4), preventing merging (4), safeguarding countryside from encroachment (5).</p>
Carbon Neutrality	The development would be subject to full environmental analysis as part of the allocation and planning application process.
Impact on Air Quality	Site is not within or near an Air Quality Management Area.
Transport / Accessibility	<p>The site is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham/ Loughborough.</p> <p>The site does not presently adjoin the main built-up area of Clifton.</p> <p>The site is approximately 45 minutes travel time from Nottingham by bus.</p> <p>Likely to require a new junction on A453, otherwise access to the strategic road network would be achieved via the South of Clifton Sustainable Urban Extension, which is currently being developed.</p>
Flood Risk	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern

Topic	Commentary
	<p>and western edges of the site that are at low, medium and high risk of surface water flooding.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>
Natural Environment	<p>The Long Spinney LWS adjoins the southern boundary of the site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>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).</p>
Historic Environment	<p>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.</p> <p>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 be mitigated.</p>
Landscape and topography	<p>The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</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</p>

Topic	Commentary
	<p>present form, however, at this stage it the severity of any impact cannot be determined.</p>
Consultation Response	<p>Parish Councils, including Gotham Parish council, have objected to the conclusion that the broad area of the A453 Corridor has a high potential growth.</p> <p>The landowner supports the inclusion of this site.</p>
Conclusion	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p> <p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a “call” for strategic distribution sites and the Council’s approach to large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>The site may be considered for allocation as a strategic distribution site.</p>

RBC-EMP-03 South of Owthorpe Lane



Factors	Details
SHLAA reference	N/A
Size	50 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The site is classified as Grade 3 agricultural land but of unknown sub-grade (3a or 3b).
SHLAA Conclusion	N/A
Growth Options Study Conclusions	This site was not within a Potential Area of Strategic Growth

Factors	Details
Compliance with the GNSP Preferred Approach	Site is adjacent to A46, but freestanding. Disconnected from nearby Cotgrave.
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p>
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A
Health	N/A

Type	Comments
Blue and Green Infrastructure	<p>Open space – 10% Biodiversity Net-Gain should be achieved on site.</p> <p>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 Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p> <p>The site is within close proximity to the Keyworth / Clipston / Cotgrave Secondary BGI Strategic Network. The strategy identifies protection, improvement and creation of priority habitats which improve the ecological network of woodlands and grassland as an opportunity.</p>
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	-
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	--
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	0

Objective	Score	Objective	Score
8. Transport	--	16. Natural Resources and Waste Management	-

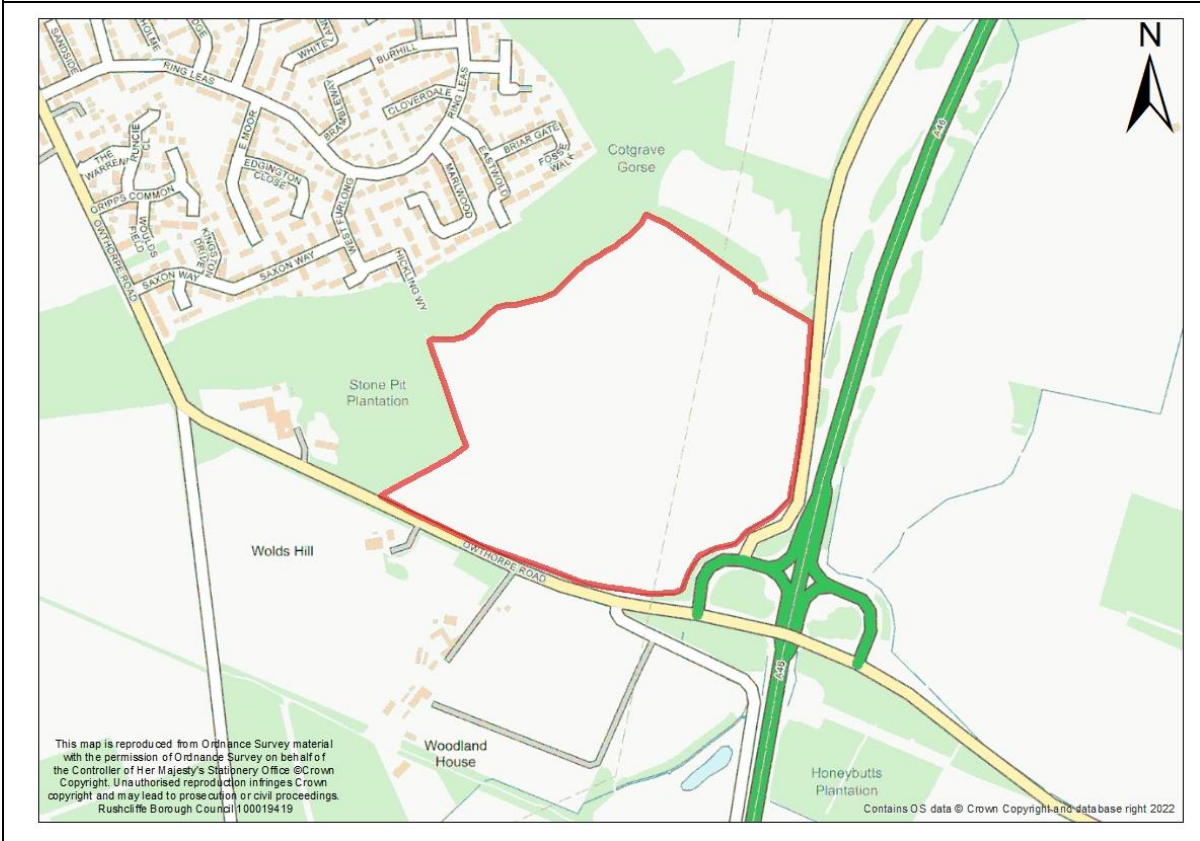
Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>The strategic area (COT/C) scored 11 out of 20 against 4 Green Belt purposes. This indicates the Green Belt is of medium Green Belt importance. The Green Belt performed particularly well (4 out of 5) against the purpose of safeguarding the countryside from encroachment.</p>
Carbon Neutrality	The development would be subject to full environmental analysis as part of the allocation and planning application process.
Impact on Air Quality	Site is not within or near an Air Quality Management Area.
Transport / Accessibility	<p>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.</p> <p>The Public Right of Way Cotgrave RB7 runs along the northern boundary of the site.</p> <p>No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.</p> <p>Site is adjacent to A46 and access to this strategic highway may be achieved via the Owthorpe Road Junction, subject to advice from Highways England.</p>
Flood Risk	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern edges of the site that are at high risk of surface water flooding with areas across the northern half of the site at low to medium risk of surface water flooding.

Topic	Commentary
Natural Environment	<p>The Cotgrave Forest LWS adjoins the sites western boundary and Borders Wood LWS is situated to the east (albeit on the opposite side of the A46).</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>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 Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>
Historic Environment	<p>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.</p> <p>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.</p>
Landscape and topography	<p>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.</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>
Consultation Response	<p>The landowner supports the inclusion of this site.</p>
Conclusion	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p>

Topic	Commentary
	<p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a “call” for strategic distribution sites and the Council’s approach to large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>The site may be considered for allocation as a strategic distribution site.</p>

RBC-EMP-04 Land north of Owthorpe Lane



Factors	Details
SHLAA reference	N/A
Size	23 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The site is classified as Grade 3 agricultural land but of unknown sub-grade (3a or 3b).
SHLAA Conclusion	N/A
Growth Options Study Conclusions	This site was not within a Potential Area of Strategic Growth

Factors	Details
Compliance with the GNSP Preferred Approach	Site is adjacent to A46, but freestanding. Disconnected from nearby Cotgrave by woodland.
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p>
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A

Type	Comments
Health	N/A
Blue and Green Infrastructure	<p>Open space – 10% Biodiversity Net-Gain should be achieved on site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>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 Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p> <p>The site is within close proximity to the Keyworth / Clipston / Cotgrave Secondary BGI Strategic Network. The strategy identifies protection, improvement and creation of priority habitats which improve the ecological network of woodlands and grassland as an opportunity.</p>
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	0

Objective	Score	Objective	Score
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	0
8. Transport	--	16. Natural Resources and Waste Management	-

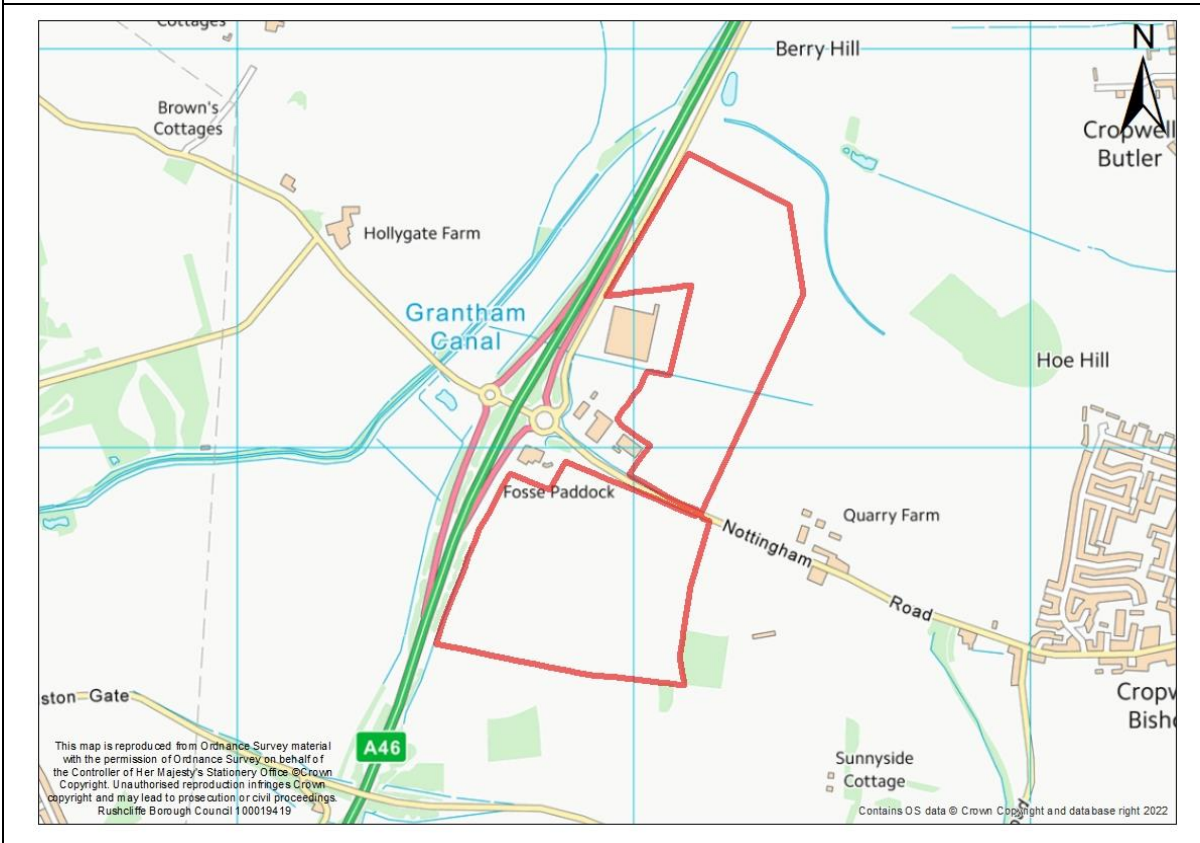
Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>The strategic area (COT/B) scored 11 out of 20 against 4 Green Belt purposes. This indicates the Green Belt is of medium Green Belt importance. The Green Belt performed particularly well against the purpose of safeguarding the countryside from encroachment (5 out of 5) and against the restricting urban sprawl (4 out of 5).</p>
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the allocation and planning application process.</p>
Impact on Air Quality	<p>Site is not within or near an Air Quality Management Area.</p>
Transport / Accessibility	<p>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.</p> <p>The site close to 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.</p>

Topic	Commentary
	No bus services connect the site (on Owthorpe Rd) with Cotgrave, Nottingham or West Bridgford.
Flood Risk	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers and is largely at very low risk of surface water flooding with the exception of two small parts at the western edge and southeast corner of the site that is at low risk (between 0.1% and 1% each year) of surface water flooding.</p> <p>Given the very low and low risk areas outlined above it is considered that surface water run off could be appropriately managed without increasing risk elsewhere.</p>
Natural Environment	<p>The site does is not within or adjacent to a designated site of nature conservation interest, although the undesignated Stonepit Plantation and Cotgrave Gorse woodland belts adjoin the sites northern boundary and are likely to contain habitats for a variety of species.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>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 Cotgrave Forest Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>
Historic Environment	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.
Landscape and topography	<p>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.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local</p>

Topic	Commentary
	<p>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>
Consultation Response	<p>The landowner supports the inclusion of this site and submitted representations promoting it during consultation on the Growth Options.</p>
Conclusion	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p> <p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a “call” for strategic distribution sites and the Council’s approach to large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>The site may be considered for allocation as a strategic distribution site.</p>

RBC-EMP-05 Stragglethorpe Junction



Factors	Details
SHLAA reference	N/A
Size	51 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The site is classified as Grade 3 agricultural land but of unknown sub-grade (3a or 3b).
SHLAA Conclusion	N/A
Growth Options Study Conclusions	This site was not within a Potential Area of Strategic Growth
Compliance with the GNSP Preferred Approach	Site is adjacent to A46, but freestanding and not connected to any Key Settlement or the main urban area.

Factors	Details
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p>
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A
Health	N/A
Blue and Green Infrastructure	Open space – 10% Biodiversity Net-Gain should be achieved on site.

Type	Comments
	<p>The site is adjacent to the Grantham Canal LNR. The Canal is identified as a Primary BGI Network within the Greater Nottingham Blue Green Infrastructure Strategy.</p> <p>Development has the potential for the loss of hedgerows.</p> <p>Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space.</p>
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	-
8. Transport	-	16. Natural Resources and Waste Management	--

Other Factors

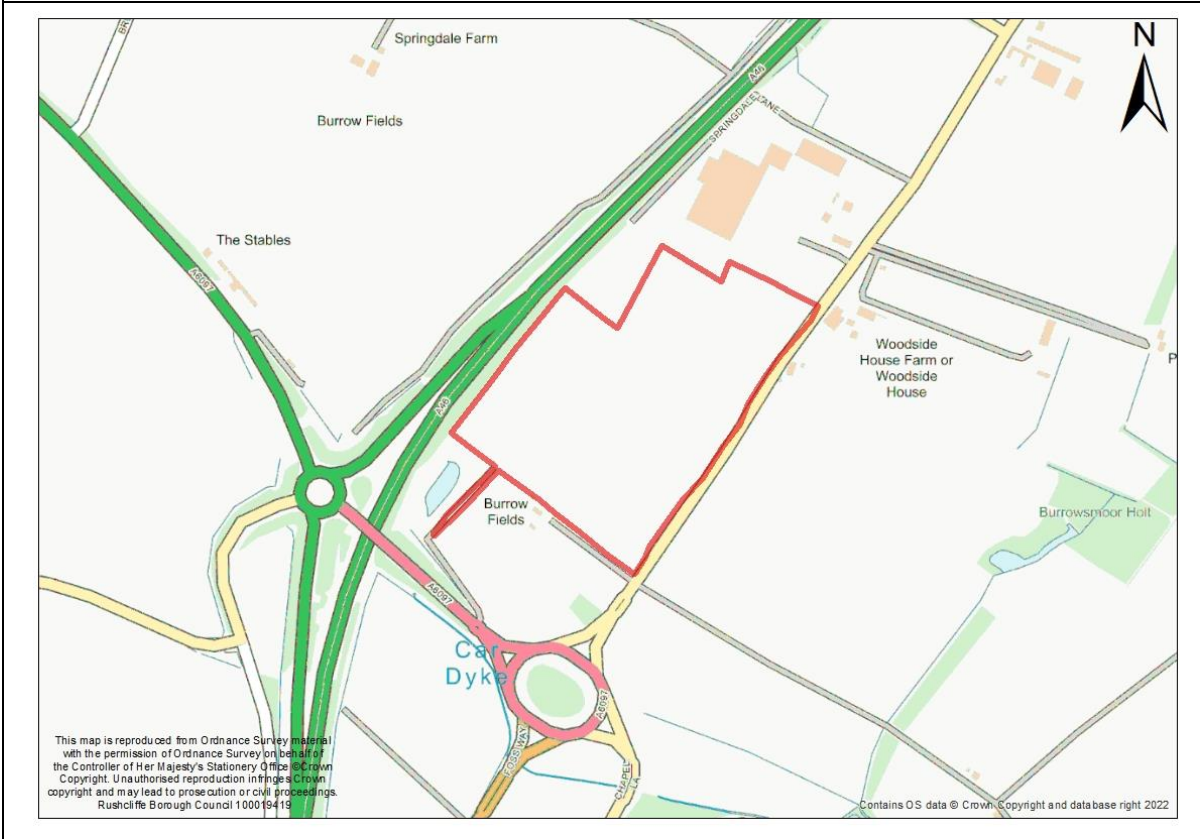
Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>Site was not assessed within the Green Belt Review 2022.</p>
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the allocation and planning application process.</p>
Impact on Air Quality	<p>Site is not within or near an Air Quality Management Area.</p>
Transport / Accessibility	<p>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.</p> <p>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.</p> <p>Nottingham city centre is 40 minutes and West Bridgford is 30 minutes using the same bus service.</p>
Flood Risk	<p>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.</p>
Natural Environment	<p>Development of the site would not lead to the loss of a designated site of nature conservation interest.</p> <p>The site is adjacent to the Grantham Canal LNR.</p> <p>Development has the potential for the loss of hedgerows.</p>

Topic	Commentary
	Development of the site will not lead to the loss of open space. Unknown whether it will lead to the provision of open space
Historic Environment	<p>Unknown at this stage whether the site would result in development that is sympathetic to its surrounding in terms of design, layout and scale.</p> <p>No impact on setting of designated heritage assets. Potential impact on the Grantham Canal, a non-designated heritage asset.</p> <p>Will not enhance or better reveal the significance of the Grantham Canal.</p> <p>Will not promote heritage-based tourism.</p> <p>Will not lead to the adaptive reuse of a heritage asset.</p>
Landscape and topography	<p>The site lies within the Aslockton Village Farmlands DPZ (SN06). The overall landscape strategy for the DPZ is to 'conserve and enhance'. The landscape condition is moderate, and the character strength is strong.</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>
Consultation Response	The landowner supports the inclusion of this site and submitted representations promoting it during consultation on the Growth Options.
Conclusion	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p> <p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a "call" for strategic distribution sites and the Council's approach to</p>

Preferred Approach: Site Selection Report - Appendix D (Rushcliffe)

Topic	Commentary
	<p>large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>The site may be considered for allocation as a strategic distribution site.</p>

RBC-EMP-06 North of Margidunvm



Factors	Details
SHLAA reference	N/A
Size	13 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The site is identified as Grade 2 (good) agricultural land.
SHLAA Conclusion	N/A
Growth Options Study Conclusions	This site adjacent to but not within the East Bridgford Extension Potential Area of Strategic Growth. The Study concluded there was a low potential for strategic growth in this area.

Factors	Details
Compliance with the GNSP Preferred Approach	Site is adjacent to A46, but freestanding and not connected to any key settlement or the main urban area.
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p>
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A

Type	Comments
Health	N/A
Blue and Green Infrastructure	Open space – 10% Biodiversity Net-Gain should be achieved on site. Site is adjacent to the A46 Secondary Strategic BGI Network, which provides active travel connectivity to Bingham, Nottingham (via A52 network) and Newark.
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	-
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	--
8. Transport	-	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>Site was not assessed within the Green Belt Review 2022.</p>
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the allocation and planning application process.</p>
Impact on Air Quality	<p>Site is not within or near an Air Quality Management Area.</p>
Transport / Accessibility	<p>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,</p> <p>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.</p> <p>Bingham is a 30 minute walk and 9 minute bike ride.</p>
Flood Risk	<p>The site is not at risk of flooding by rivers and streams. Parts of the site are at low risk of surface water flooding.</p>
Natural Environment	<p>Development of the site would not lead to the loss of a designated site of nature conservation interest.</p> <p>The site is not adjacent to a site of nature conservation interest.</p> <p>Development has the potential for the loss of hedgerows.</p>
Historic Environment	<p>The site is adjacent to Margidunvm Scheduled Ancient monument. The monument boundary is unlikely to represent the full extent of archaeology.</p> <p>Will not promote heritage based tourism.</p>

Topic	Commentary
	<p>Will not lead to the adaptive reuse of a heritage asset.</p>
<p>Landscape and topography</p>	<p>The site lies within the East Bridgford Escarpment Farmlands DPZ (SN05). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition is moderate and the character strength is moderate.</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>Consultation Response</p>	<p>The landowner supports the inclusion of this site and submitted representations promoting it during consultation on the Growth Options.</p>
<p>Conclusion</p>	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p> <p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a "call" for strategic distribution sites and the Council's approach to large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>It is noted however that this site is only 13 ha and may not be of a sufficient size to accommodate strategic distribution.</p> <p>The site may be considered for allocation as a strategic site.</p>

RBC-EMP-07 Land South of A52, Whatton



Factors	Details
SHLAA reference	N/A
Size	41 ha
No of dwellings/ estimated employment floorspace	TBC
Existing Use	Agricultural land
Known Land Contamination	Unknown – assumed agricultural land is free from contamination
PDL or Greenfield	Greenfield land.
Agricultural Land	The site is identified as Grade 2 (good) agricultural land.
SHLAA Conclusion	N/A
Growth Options Study Conclusions	The site is not within a potential growth location.

Factors	Details
Compliance with the GNSP Preferred Approach	Site is adjacent to A52, but freestanding and not connected to any key settlement or the main urban area.
Viability and deliverability	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p> <p>The site is being promoted by the landowner through the GNSP making process.</p>

Infrastructure

Type	Comments
Utilities	<p>Electricity – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Gas – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Water Supply – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>Waste Water – No abnormal requirements. If site is required, this will be confirmed after consultation on Preferred Options</p> <p>IT/ Communications – No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options</p>
Emergency Services	No abnormal requirements identified. If site is required, this will be confirmed after consultation on Preferred Options
Education	N/A

Type	Comments
Health	N/A
Blue and Green Infrastructure	Open space – 10% Biodiversity Net-Gain should be achieved on site. The site is adjacent to the A52, a Secondary Strategic BGI Network, which provides active travel connections to Bingham and Nottingham.
Community Facilities	N/A.
Other	N/A.

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	9. Brownfield Land	--
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	0	12. Flooding and Water Quality	--
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	-
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	-	15. Built and Historic Environment	-
8. Transport	-	16. Natural Resources and Waste Management	--

Other Factors

Topic	Commentary
Green Belt	Site is not in the Green Belt.
Carbon Neutrality	The development would be subject to full environmental analysis as part of the allocation and planning application process.
Impact on Air Quality	Site is not within or near an Air Quality Management Area.
Transport / Accessibility	<p>The site is not located within or adjoining the main built up area, nor has direct active travel routes from the site to existing businesses and shopping centres.</p> <p>Infrequent bus service connecting Whatton to Bingham and surrounding villages that runs Monday-Saturday daytime only to some of the aforementioned facilities.</p>
Flood Risk	The site is not at risk of flooding from rivers and streams. Parts of the site are at low to high risk of surface waterflooding.
Natural Environment	<p>Development of the site would not lead to the loss of a designated site of nature conservation interest.</p> <p>The site is not adjacent to a site of nature conservation interest.</p> <p>Development has the potential for the loss of trees and hedgerows.</p>
Historic Environment	<p>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 Beverley, which is grade 2* listed and the windmill at Hillside 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.</p> <p>Will not promote heritage based tourism.</p> <p>Will not lead to the adaptive reuse of a heritage asset.</p>

Topic	Commentary
Landscape and topography	<p>The site lies within the Aslockton Village Farmlands DPZ (SN06). The overall landscape strategy for the DPZ is to 'conserve and enhance'. The landscape condition is moderate and the character strength is strong.</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>
Consultation Response	<p>The landowner supports the inclusion of this site and submitted representations promoting it during consultation on the Growth Options.</p>
Conclusion	<p>As stated in the Preferred Approach, there is more than sufficient supply of office and general industrial/warehousing space to meet the forecast need across the Plan Area.</p> <p>According to the Logistics Study, there may be an opportunity for large strategic logistics parks, subject to the consideration of policy constraints such as Green Belt policy. The Councils have undertaken a "call" for strategic distribution sites and the Council's approach to large strategic distribution sites will be addressed at the next stage of plan preparation.</p> <p>The site may be considered for allocation as a strategic distribution site.</p>