



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Council

Date: **Wednesday 20 April 2016**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Alec Dubberley

Service Manager, Elections and Members' Services

0115 901 3906

Council

Membership

Mayor Councillor Meredith Lawrence

Deputy Mayor Councillor Sandra Barnes

| | |
|------------------------------|--------------------------------|
| Councillor Michael Adams | Councillor Gary Gregory |
| Councillor Bruce Andrews | Councillor Helen Greensmith |
| Councillor Pauline Allan | Councillor Sarah Hewson |
| Councillor Emily Bailey | Councillor Jenny Hollingsworth |
| Councillor Peter Barnes | Councillor Viv McCrossen |
| Councillor Chris Barnfather | Councillor Barbara Miller |
| Councillor Denis Beeston MBE | Councillor Marje Paling |
| Councillor Alan Bexon | Councillor John Parr |
| Councillor Tammy Bisset | Councillor Michael Payne |
| Councillor Nicki Brooks | Councillor Carol Pepper |
| Councillor Bob Collis | Councillor Stephen Poole |
| Councillor John Clarke | Councillor Colin Powell |
| Councillor Jim Creamer | Councillor Alex Scroggie |
| Councillor Kevin Doyle | Councillor Paul Stirland |
| Councillor Boyd Elliott | Councillor John Truscott |
| Councillor David Ellis | Councillor Jane Walker |
| Councillor Roxanne Ellis | Councillor Muriel Weisz |
| Councillor Andrew Ellwood | Councillor Henry Wheeler |
| Councillor Paul Feeney | Councillor Paul Wilkinson |
| Councillor Kathryn Fox | |

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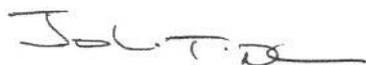
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SUMMONS

A meeting of the Borough Council will be held in the Council Chamber, Civic Centre, Arnot Hill Park on Wednesday 20 April 2016 at 6.00 pm to transact the business as set out below.



John Robinson
Chief Executive

AGENDA

Page

- | | | |
|---|---|-----------|
| 1 | Thought for the Day. | |
| 2 | Apologies for Absence. | |
| 3 | Mayor's Announcements. | |
| 4 | To approve, as a correct record, the minutes of the meetings held on 27 January and 7 March 2016. | 9 - 26 |
| 5 | Declaration of Interests. | |
| 6 | To answer questions asked by the public under Standing Order 8. | |
| 7 | To deal with any petitions received under Standing Order 8a. | 27 - 34 |
| | Report of the Principal Planning Officer. | |
| 8 | To answer questions asked by Members of the Council under Standing Order 9. | |
| 9 | Local Planning Document - Publication Draft - Referral from Cabinet | 35 - 1280 |

Report of the Planning Policy Manager.

Council is recommended to:

- 1) Approve the submission of the Publication draft of the Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment to the Secretary of State with associated

evidence documents for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 subject to there not being the need for any substantial changes following consultation on the Publication draft. Should the consultation confirm the need for substantial changes then this would require referral back to Council for approval at a later date; and

- 2) Delegate authority to the Chief Executive, in consultation with the Chairman of Planning Committee, to make any minor changes such as typographical, formatting or changes to imagery necessary to the Publication draft prior to consultation and/or submission.

| | | |
|-----------|---|-------------|
| 10 | Changes to the Constitution following the Management Restructure | 1281 - 1284 |
| | Report of the Director of Organisational Development and Democratic Services. | |
| 11 | Changes to Representation on Committees. | 1285 - 1286 |
| | Report of the Service Manager Elections and Members' Services. | |
| 12 | Amendments to Scheme of Polling Places and Polling Stations | 1287 - 1288 |
| | Report of the Service Manager, Elections and Members' Services. | |
| 13 | Appointment of a Deputy Electoral Registration Officer | 1289 - 1290 |
| | Report of the Service Manager Elections and Members' Services. | |
| 14 | To receive questions and comments from Members concerning any matter dealt with by the Executive or by a Committee or Sub-Committee (Standing Order 11.1). | |
| a | Minutes of meeting Monday 7 December 2015 of Overview and Scrutiny Committee | 1291 - 1300 |
| b | Minutes of meeting Tuesday 12 January 2016 of Environment and Licensing Committee | 1301 - 1306 |
| c | Minutes of meeting Wednesday 13 January 2016 of Planning Committee | 1307 - 1314 |
| d | Minutes of meeting Wednesday 3 February 2016 of Planning Committee | 1315 - 1338 |
| e | Minutes of meeting Tuesday 9 February 2016 of Environment | 1339 - 1346 |

and Licensing Committee

| | | |
|----------|---|--------------------|
| f | Minutes of meeting Tuesday 9 February 2016 of Licensing Act Committee | 1347 - 1348 |
| g | Minutes of meeting Thursday 11 February 2016 of Cabinet | 1349 - 1354 |
| h | Minutes of meeting Thursday 18 February 2016 of Appointments and Conditions of Service Committee | 1355 - 1356 |
| i | Minutes of meeting Thursday 18 February 2016 of Cabinet | 1357 - 1360 |
| j | Minutes of meeting Tuesday 23 February 2016 of Joint Consultative and Safety Committee | 1361 - 1364 |
| k | Minutes of meeting Wednesday 24 February 2016 of Planning Committee | 1365 - 1370 |
| l | Minutes of meeting Thursday 25 February 2016 of Standards Committee | 1371 - 1374 |
| m | Minutes of meeting Tuesday 8 March 2016 of Environment and Licensing Committee | 1375 - 1380 |
| n | Minutes of meeting Wednesday 16 March 2016 of Planning Committee | 1381 - 1384 |
| o | Minutes of meeting Thursday 17 March 2016 of Appointments and Conditions of Service Committee | 1385 - 1386 |
| p | Minutes of meeting Thursday 17 March 2016 of Cabinet | 1387 - 1392 |
| q | Minutes of meeting Tuesday 22 March 2016 of Audit Committee | 1393 - 1396 |
| r | Minutes of meeting Wednesday 23 March 2016 of Joint Consultative and Safety Committee | 1397 - 1398 |
| s | Minutes of meeting Monday 4 April 2016 of Appointments and Conditions of Service Committee | 1399 - 1402 |
| t | Minutes of meeting Tuesday 5 April 2016 of Environment and Licensing Committee | 1403 - 1406 |
| u | Minutes of meeting Wednesday 6 April 2016 of Planning | 1407 - 1418 |

Committee

v Decisions made under delegated authority.

1419 - 1420

15 To consider comments, of which due notice has been given, under Standing Order 11.03(a).

16 To consider motions under Standing Order 12.

Background/Context

1 in 4 people will experience a mental health problem in any given year.

The World Health Organisation predicts that depression will be the second most common health condition worldwide by 2020.

Mental ill health costs some £105 billion each year in England alone.

People with a severe mental illness die up to 20 years younger than their peers in the UK.

There is often a circular relationship between mental health and issues such as housing, employment, family problems or debt.

As a local authority we have a crucial role to play in improving the mental health of everyone in our community and tackling some of the widest and most entrenched inequalities in health.

Mental health should be a priority across all the local authority's areas of responsibility, including housing, community safety, planning, and all other services provided by this council for children, families and adults recognising that mental health can affect people across all age groups.

All councillors, whether members of the Executive or Scrutiny and in our community and casework roles, can play a positive role in championing mental health on an individual and strategic basis.

Motion

This Council resolves

- To sign the Local Authorities' Mental Health Challenge run by Centre for Mental Health, Mental Health Foundation, Mental Health Providers Forum, Mind, Rethink Mental Illness, Royal College of Psychiatrists and YoungMinds.
- To commit to appoint an elected member as 'mental health champion' across the council.
- To seek to identify a member of staff within the council to act as 'lead officer' for mental health.

- To review the Councils progress with regards to meeting 'The Challenge' which will include a report to Council every six months.
- To support positive mental health in our community, including in local schools, neighbourhoods and workplaces.
- To work to reduce inequalities in mental health in our community.
- To work with local partners to offer effective support for people with mental health needs.
- To tackle discrimination on the grounds of mental health in our community.
- To proactively listen to people of all ages and backgrounds about what they need for better mental health.

Proposed: Cllr Henry Wheeler
Seconded Cllr Roxanne Ellis

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MINUTES COUNCIL

Wednesday 27 January 2016

Councillor Meredith Lawrence (Mayor)

Present:

| | |
|------------------------------|--------------------------------|
| Councillor Michael Adams | Councillor Kathryn Fox |
| Councillor Bruce Andrews | Councillor Gary Gregory |
| Councillor Pauline Allan | Councillor Helen Greensmith |
| Councillor Emily Bailey | Councillor Sarah Hewson |
| Councillor Peter Barnes | Councillor Jenny Hollingsworth |
| Councillor Chris Barnfather | Councillor Barbara Miller |
| Councillor Denis Beeston MBE | Councillor Marje Paling |
| Councillor Alan Bexon | Councillor John Parr |
| Councillor Tammy Bisset | Councillor Michael Payne |
| Councillor Nicki Brooks | Councillor Carol Pepper |
| Councillor John Clarke | Councillor Stephen Poole |
| Councillor Jim Creamer | Councillor Colin Powell |
| Councillor Kevin Doyle | Councillor Alex Scroggie |
| Councillor Boyd Elliott | Councillor Paul Stirland |
| Councillor David Ellis | Councillor John Truscott |
| Councillor Roxanne Ellis | Councillor Henry Wheeler |
| Councillor Andrew Ellwood | Councillor Paul Wilkinson |
| Councillor Paul Feeney | |

Absent: Councillor Sandra Barnes, Councillor Bob Collis, Councillor Viv McCrossen, Councillor Jane Walker and Councillor Muriel Weisz

71 **THOUGHT FOR THE DAY.**

The Mayor's Chaplain, Reverend Darryl Holt, provided a thought for the day.

72 **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors Collis, Weisz, Sandra Barnes and Walker.

73 **MAYOR'S ANNOUNCEMENTS.**

The Mayor made Members aware of two upcoming civic events that they may be interested in attending; the Mayor's quiz, to be held on 12th February, and the Annual Charity Ball, to be held on 12th March.

The Mayor asked Councillors to spare a thought for former Councillor Magdeleine Roach and Alderman Ivan Gollop who were suffering from poor health.

The Mayor reported that he had undertaken a further 43 engagements since the last meeting of Council, totalling 145 engagements in a six month period. The Mayor stated that his favourite engagements have always been and continue to be in schools and that the ingenuity of young people continues to be amazing.

The Mayor informed Members that his duties had taken him across the Borough, including Calverton, Papplewick and Burton Joyce. The Mayor had yet to attend any engagements in Stoke Bardolph or Woodborough, but was keen to visit before the end of the civic year.

The Mayor noted that it was World Holocaust Memorial Day and informed Members that he had attended a service at the Holocaust Centre earlier in the day, as had Councillor Barnfather. The Mayor was particularly struck by the speech of a young Roma gentleman who had spoken about the prejudice he had experienced and noted how important it was that we take the opportunity to reflect on the events of the Holocaust and the lessons to be learnt from such tragedy.

74 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 18 NOVEMBER 2015, THE SPECIAL MEETING HELD ON 18 NOVEMBER AND THE SPECIAL MEETING HELD ON 9 DECEMBER 2015.

RESOLVED:

That the minutes of the above meetings, having been circulated, be approved as a correct record.

75 DECLARATION OF INTERESTS.

None received.

76 TO ANSWER QUESTIONS ASKED BY THE PUBLIC UNDER STANDING ORDER 8.

None received.

77 TO DEAL WITH ANY PETITIONS RECEIVED UNDER STANDING ORDER 8A.

None received.

78 TO ANSWER QUESTIONS ASKED BY MEMBERS OF THE COUNCIL UNDER STANDING ORDER 9.

None received.

79 REFERRAL FROM LICENSING ACT COMMITTEE: GEDLING GAMBLING STATEMENT OF PRINCIPLES.

Consideration was given to a referral from the Licensing Act Committee concerning the adoption of an amended Gedling Statement of Principles.

RESOLVED:

To adopt the amended Gambling Statement of Principles.

80 PAY POLICY STATEMENT 2016/17.

Consideration was given to a report of the Appointments and Conditions of Service Committee seeking approval of the Pay Policy Statement 2016/17 for publication.

RESOLVED:

To approve the Pay Policy Statement 2016/17 for publication on the website.

81 TO RECEIVE QUESTIONS AND COMMENTS FROM MEMBERS CONCERNING ANY MATTER DEALT WITH BY THE EXECUTIVE OR BY A COMMITTEE OR SUB-COMMITTEE (STANDING ORDER 11.1).

In accordance with Standing Order 11.1, a number of comments were made and responded to by the appropriate Cabinet Member or Committee Chair.

82 TO CONSIDER COMMENTS, OF WHICH DUE NOTICE HAS BEEN GIVEN, UNDER STANDING ORDER 11.03(A).

None received.

83 TO CONSIDER MOTIONS UNDER STANDING ORDER 12.

None received.

The meeting finished at 6.25 pm

Signed by Chair:

Date:

**MINUTES
COUNCIL**

Monday 7 March 2016

Councillor Meredith Lawrence (Mayor)

Present: Councillor Sandra Barnes
Councillor Michael Adams
Councillor Bruce Andrews
Councillor Pauline Allan
Councillor Emily Bailey
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor Denis Beeston MBE
Councillor Alan Bexon
Councillor Tammy Bisset
Councillor Bob Collis
Councillor John Clarke
Councillor Jim Creamer
Councillor Kevin Doyle
Councillor Boyd Elliott
Councillor David Ellis
Councillor Roxanne Ellis
Councillor Andrew Ellwood
Councillor Paul Feeney
Councillor Kathryn Fox
Councillor Gary Gregory
Councillor Helen Greensmith
Councillor Sarah Hewson
Councillor Jenny Hollingsworth
Councillor Viv McCrossen
Councillor Barbara Miller
Councillor Marje Paling
Councillor John Parr
Councillor Michael Payne
Councillor Carol Pepper
Councillor Stephen Poole
Councillor Colin Powell
Councillor Alex Scroggie
Councillor Paul Stirland
Councillor John Truscott
Councillor Jane Walker
Councillor Muriel Weisz
Councillor Henry Wheeler
Councillor Paul Wilkinson

Absent: Councillor Nicki Brooks

84 THOUGHT FOR THE DAY.

The Mayor's Chaplain, Reverend Darryl Holt, provided a thought for the day.

85 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Brooks.

86 DECLARATION OF INTERESTS.

None received.

87 INDEPENDENT REMUNERATION PANEL - REPORT AND RECOMMENDATIONS FOR 2016/17.

Consideration was given to a report of the Service Manager Elections and Members' Services which presented the findings of the Independent Remuneration Panel as a basis for Council to set a Members' Allowances Scheme for the year 2016/17 year.

A proposition was moved by Councillor David Ellis and seconded by Councillor Collis in the following terms:

- 1) To thank the Independent Remuneration Panel for its work on the Strategic Review of Members' Allowances.
- 2) To approve the terms of reference for the Independent Remuneration Panel as set out in Appendix 1 to the report.
- 3) To agree the amended Members' Allowances Scheme at Appendix 4 to the report.
- 4) That with effect from 1st April 2016 the allowances to be paid to members for 2016/17 shall be as set out in the following table:

From 1 April 2016 until 31 March 2017 inclusive:

| | £ |
|---|-----------------|
| Basic allowance | 3,948 |
| SRA | |
| | % Leader |
| Leader of the Council | 13,560 |
| Deputy Leader of the Council | 80 10,848 |
| Cabinet Members | 50 6,780 |
| Leader of 2 nd Group | 50 6,780 |
| Business Manager | 25 3,390 |
| Level One Committee Chair (Planning and Environment and Licensing Committees) | 35 4,746 |
| Level Two Committee Chair (Audit and Overview and Scrutiny Committees) | 25 3,390 |
| Level Three Committee Chair (Joint Consultative and Safety and Standards Committee) | 10 1,356 |
| Mayor | 37.5 5,085 |
| Deputy Mayor | 12.5 1,695 |
| Policy Advisor | 12.5 1,695 |
| Co-opted members | 500 |

Dependent Carers' Allowance and Travelling and Subsistence Allowance are payable as appropriate.

- 5) That these allowances shall be increased by any national pay award for local government staff in 2016/17. Where any differential percentage increase is applied, the relevant pay award will be that awarded to senior staff.
- 6) To agree that the Monitoring Officer be authorised to make appropriate changes to Part 6 of the Constitution to reflect the changes to Members' Allowances agreed and to bring the constitution up to date with recent legislative changes.

An amendment was moved by Councillor Barnfather and seconded by Councillor Powell in the following terms:

- 1) That with effect from 1st April 2016 the allowances to be paid to Members for 2016/17 shall be as set out in the following table:

From 1 April 2016 until 31 March 2017 inclusive:

| | | |
|---|-----------------|--------|
| | | £ |
| Basic allowance | | 3,947 |
| SRA | % Leader | |
| Leader of the Council | | 11,200 |
| Deputy Leader of the Council | 80 | 8,960 |
| Cabinet Members | 50 | 5,600 |
| Leader of 2 nd Group | 50 | 5,600 |
| Business Manager | 25 | 2,800 |
| Level One Committee Chair (Planning and Environment and Licensing Committees) | 35 | 3,920 |
| Level Two Committee Chair (Audit and Overview and Scrutiny Committees) | 25 | 2,800 |
| Level Three Committee Chair (Joint Consultative and Safety and Standards Committee) | 10 | 1,120 |
| Mayor | 37.5 | 4,200 |
| Deputy Mayor | 10 | 1,120 |
| Policy Advisor | 10 | 1,120 |
| Co-opted members | | 500 |

Dependent Carers Allowance and Travelling and Subsistence Allowance are payable as appropriate.

- 2) That these allowances shall not be increased by any national pay award for local government staff in 2016/17.

After discussion and on the requisition of two Members the amendment was put to a named vote as follows:

For the motion:

Councillors Adams, Andrews, Barnfather, Bexon, Bisset, Doyle, Elliott, Greensmith, Hewson, Parr, Pepper, Poole, Powell, Stirland and Walker.

Against the motion:

Councillors Allan, Bailey, Peter Barnes, Sandra Barnes, Beeston, Clarke, Collis, Creamer, David Ellis, Roxanne Ellis, Ellwood, Feeney, Fox, Gregory, Hollingsworth, Lawrence, McCrossen, Miller, Paling, Payne, Scroggie, Truscott, Weisz, Wheeler, Wilkinson.

The Mayor declared the amendment lost.

After discussion and on the requisition of two Members the original proposition was put to a named vote as follows:

For the motion:

Councillors Allan, Bailey, Peter Barnes, Sandra Barnes, Beeston, Clarke, Collis, Creamer, David Ellis, Roxanne Ellis, Feeney, Fox, Gregory, Hollingsworth, Lawrence, McCrossen, Miller, Paling, Payne, Scroggie, Truscott, Weisz, Wheeler, Wilkinson.

Against the motion:

Councillors Adams, Andrews, Barnfather, Bexon, Bisset, Doyle, Elliott, Ellwood, Greensmith, Hewson, Parr, Pepper, Poole, Powell, Stirland and Walker.

The Mayor declared the motion carried and it was

RESOLVED

- 1) To thank the Independent Remuneration Panel for its work on the Strategic Review of Members' Allowances.
- 2) To approve the terms of reference for the Independent Remuneration Panel as set out in Appendix 1 to the report.
- 3) To agree the amended Members' Allowances Scheme at Appendix 4 to the report.
- 4) That with effect from 1st April 2016 the allowances to be paid to Members for 2016/17 shall be as set out in the following table:

From 1 April 2016 until 31 March 2017 inclusive:

| | | |
|---|-----------------|--------|
| | | £ |
| Basic allowance | | 3,948 |
| SRA | % Leader | |
| Leader of the Council | | 13,560 |
| Deputy Leader of the Council | 80 | 10,848 |
| Cabinet Members | 50 | 6,780 |
| Leader of 2 nd Group | 50 | 6,780 |
| Business Manager | 25 | 3,390 |
| Level One Committee Chair (Planning and Environment and Licensing Committees) | 35 | 4,746 |
| Level Two Committee Chair (Audit and Overview and Scrutiny Committees) | 25 | 3,390 |
| Level Three Committee Chair (Joint Consultative and Safety and Standards Committee) | 10 | 1,356 |
| Mayor | 37.5 | 5,085 |
| Deputy Mayor | 12.5 | 1,695 |
| Policy Advisor | 12.5 | 1,695 |
| Co-opted members | | 500 |

Dependent Carers Allowance and Travelling and Subsistence Allowance are payable as appropriate.

- 5) That these allowances shall be increased by any national pay award for local government staff in 2016/17. Where any differential percentage increase is applied, the relevant pay award will be that awarded to senior staff.
- 6) To agree that the Monitoring Officer be authorised to make appropriate changes to Part 6 of the Constitution to reflect the changes to members' allowances agreed and to bring the constitution up to date with recent legislative changes.

88

TO CONSIDER, AND IF APPROVED, ADOPT THE RECOMMENDATIONS OF CABINET DATED 18 FEBRUARY 2016 AND SET THE COUNCIL TAX FOR THE YEAR ENDING 31 MARCH 2017.

A proposition was moved by Councillor John Clarke and seconded by Councillor Payne in the following terms:

Recommendations for approval:

1. That the Prudential and Treasury Indicators and Treasury Strategy 2016/17 referred to in Minute 76 of the meeting of the Cabinet held on 18 February 2016, be approved.
2. That the recommendations contained in Minute 77 of the meeting of the Cabinet held on 18 February 2016 with regard to the Capital Programme 2016/17 – 2018/19 be approved.
3. That the financial threshold above which decisions will be regarded as Key Decisions be approved at £0.5m for 2016/17, as referred to in Minute 78 of the meeting of the Cabinet held on 18 February 2016.
4. That the detailed budget and priorities, objectives, actions and performance measures set out in the Gedling Plan 2016-19 referred to in Minute 78 of the meeting of the Cabinet held on 18 February 2016, be approved.
5. That the future cumulative efficiency target of £1.15m (2017/18 £350,000, 2018/19 £300,000, 2019/20 £250,000 2020/21 £250,000) referred to in Minute 78 of the meeting of Cabinet held on 18 February 2016 be approved and officers instructed to develop delivery plans for the 2017/18 budget process.
6. That the sum of £480,344 be taken from General Fund Balances in 2016/17 to support General Fund revenue expenditure in that year.
7. That it be noted that the Leader of the Council determined on 31 December 2015 (D387), the following amounts for the year 2016/17 in accordance with regulations made under section 31(B) of the Local Government Finance Act 1992.
 - (a) £36,104.62 being the amount calculated by the Council, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) Regulations 2012, as its council tax base for the year. **(The Council Tax base for the whole district)**

(b)

| <u>Part of the Council's Area</u> | <u>Tax Base</u> |
|-----------------------------------|-----------------|
| Bestwood St Albans | 1,530.03 |
| Burton Joyce | 1,442.71 |
| Calverton | 2,158.98 |
| Colwick | 858.24 |
| Lambley | 492.12 |
| Linby | 113.23 |
| Newstead | 358.86 |
| Papplewick | 278.79 |
| Ravenshead | 2,706.96 |

being the amounts calculated by the Council, in accordance with regulation 6 of the Regulations, as the amounts of its council tax base for the year for dwellings in/ those parts of its area to which one or more special items relate. **(The Council Tax base for each parish)**

8. That the following amounts be now calculated by the Council for the year 2016/17 in accordance with sections 31A, 31B and 34 to 36 of the Local Government Finance Act 1992 (the Act):

(a) £48,707,623 being the aggregate of the amounts which the Council estimates for the items set out in section 31A(2) of the Act. **(Effectively gross expenditure including parish precepts, and transfers to reserves)**

(b) £42,596,963 being the aggregate of the amounts which the Council estimates for the items set out in section 31A(3) of the Act. **(Effectively gross income and transfers from reserves)**

(c) £6,110,660 being the amount by which the aggregate at 8(a) above exceeds the aggregate at 8(b) above, calculated by the Council, in accordance with section 31A(4) of the Act, as its Council Tax Requirement for the year. **(Expenditure less income)**

(d) £169.25 being the amount at 8(c) above, divided by the amount at 7(a) above, calculated by the Council, in accordance with section 31B of the Act, as the basic amount of its council tax for the year. **(The overall average amount of Council Tax per Band D property, including parish precepts)**

(e) £584,123 being the aggregate amount of all special items referred to in section 34(1) of the Act. **(Total of parish precepts)**

(f) £153.07 being the amount at 8(d) above less the result given by dividing the amount at 8(e) above by the amount at 7(a) above, calculated by the Council, in accordance with section 34(2) of the Act, as the basic amount of its council tax for the year for dwellings in those parts of its area to which no special item relates. **(Gedling's own element of the Council Tax for a Band D dwelling).**

(g)

Part of the Council's Area

£

| | |
|--------------------|--------|
| Bestwood St Albans | 172.37 |
| Burton Joyce | 241.84 |
| Calverton | 233.95 |
| Colwick | 188.03 |
| Lambley | 184.97 |

| | |
|----------------|--------|
| Linby | 225.72 |
| Newstead | 194.10 |
| Papplewick | 188.65 |
| Ravenshead | 198.25 |
| Stoke Bardolph | 159.95 |
| Woodborough | 208.41 |

being the amounts given by adding to the amount at 8(f) above to the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above, divided in each case by the amount at 7(b) above, calculated by the Council, in accordance with section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items relate. **(The combined district and parish amount of Council Tax for a Band D dwelling)**

| (h) Part of the Council's Area | Valuation Bands | | | | | | | |
|---|------------------------|--------|--------|--------|--------|--------|--------|--------|
| | A | B | C | D | E | F | G | H |
| | £ | £ | £ | £ | £ | £ | £ | £ |
| Bestwood St Albans | 114.92 | 134.06 | 153.22 | 172.37 | 210.68 | 248.98 | 287.29 | 344.74 |
| Burton Joyce | 161.23 | 188.09 | 214.97 | 241.84 | 295.59 | 349.32 | 403.07 | 483.68 |
| Calverton | 155.97 | 181.96 | 207.95 | 233.95 | 285.94 | 337.93 | 389.92 | 467.90 |
| Colwick | 125.36 | 146.24 | 167.14 | 188.03 | 229.82 | 271.60 | 313.39 | 376.06 |
| Lambley | 123.32 | 143.86 | 164.42 | 184.97 | 226.08 | 267.18 | 308.29 | 369.94 |
| Linby | 150.48 | 175.56 | 200.64 | 225.72 | 275.88 | 326.04 | 376.20 | 451.44 |
| Newstead | 129.40 | 150.96 | 172.53 | 194.10 | 237.24 | 280.37 | 323.50 | 388.20 |
| Papplewick | 125.77 | 146.72 | 167.69 | 188.65 | 230.58 | 272.49 | 314.42 | 377.30 |
| Ravenshead | 132.17 | 154.19 | 176.22 | 198.25 | 242.31 | 286.36 | 330.42 | 396.50 |
| Stoke Bardolph | 106.64 | 124.40 | 142.18 | 159.95 | 195.50 | 231.04 | 266.59 | 319.90 |
| Woodborough | 138.94 | 162.09 | 185.25 | 208.41 | 254.73 | 301.04 | 347.35 | 416.82 |
| All other parts of the Council's area | 102.05 | 119.05 | 136.06 | 153.07 | 187.09 | 221.10 | 255.12 | 306.14 |

being the amounts given by multiplying the amounts at 8(f) and 8(g) above by the number which, in the proportion set out in section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands. **(The combined district and parish amount of Council Tax for each band of dwelling).**

9. That it be noted that for the year 2016/17, Nottinghamshire County Council, the Office of the Nottinghamshire Police & Crime Commissioner and the Combined Fire Authority have stated the following amounts in precepts issued to the Council, in accordance with section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

| Precepting Authority: | A | B | C | D | E | F | G | H |
|-----------------------------------|--------|----------|----------|----------|----------|----------|----------|----------|
| | £ | £ | £ | £ | £ | £ | £ | £ |
| Notts County Council | 860.44 | 1,003.85 | 1,147.25 | 1,290.66 | 1,577.47 | 1,864.29 | 2,151.10 | 2,581.32 |
| Notts Police & Crime Commissioner | 119.94 | 139.93 | 159.92 | 179.91 | 219.89 | 259.87 | 299.85 | 359.82 |

| | | | | | | | | | |
|--------------------|------|-------|-------|-------|-------|-------|--------|--------|--------|
| Combined Authority | Fire | 49.23 | 57.44 | 65.64 | 73.85 | 90.26 | 106.67 | 123.08 | 147.70 |
|--------------------|------|-------|-------|-------|-------|-------|--------|--------|--------|

10. That, having calculated the aggregate in each case of the amounts at 8(h) and 9 above, the Council, in accordance with section 30(2) of the Local Government Finance Act 1992, hereby sets the following amounts of council tax for the year 2016/17 for each of the categories of dwellings shown below: **(The total amount of Council Tax for each band of dwelling)**

| <u>Part of the Council's Area</u> | <u>Valuation Bands</u> | | | | | | | |
|---------------------------------------|------------------------|----------|----------|----------|----------|----------|----------|----------|
| | A £ | B £ | C £ | D £ | E £ | F £ | G £ | H £ |
| Bestwood St Albans | 1,144.53 | 1,335.28 | 1,526.03 | 1,716.79 | 2,098.30 | 2,479.81 | 2,861.32 | 3,433.58 |
| Burton Joyce | 1,190.84 | 1,389.31 | 1,587.78 | 1,786.26 | 2,183.21 | 2,580.15 | 2,977.10 | 3,572.52 |
| Calverton | 1,185.58 | 1,383.18 | 1,580.76 | 1,778.37 | 2,173.56 | 2,568.76 | 2,963.95 | 3,556.74 |
| Colwick | 1,154.97 | 1,347.46 | 1,539.95 | 1,732.45 | 2,117.44 | 2,502.43 | 2,887.42 | 3,464.90 |
| Lambley | 1,152.93 | 1,345.08 | 1,537.23 | 1,729.39 | 2,113.70 | 2,498.01 | 2,882.32 | 3,458.78 |
| Linby | 1,180.09 | 1,376.78 | 1,573.45 | 1,770.14 | 2,163.50 | 2,556.87 | 2,950.23 | 3,540.28 |
| Newstead | 1,159.01 | 1,352.18 | 1,545.34 | 1,738.52 | 2,124.86 | 2,511.20 | 2,897.53 | 3,477.04 |
| Papplewick | 1,155.38 | 1,347.94 | 1,540.50 | 1,733.07 | 2,118.20 | 2,503.32 | 2,888.45 | 3,466.14 |
| Ravenshead | 1,161.78 | 1,355.41 | 1,549.03 | 1,742.67 | 2,129.93 | 2,517.19 | 2,904.45 | 3,485.34 |
| Stoke Bardolph | 1,136.25 | 1,325.62 | 1,514.99 | 1,704.37 | 2,083.12 | 2,461.87 | 2,840.62 | 3,408.74 |
| Woodborough | 1,168.55 | 1,363.31 | 1,558.06 | 1,752.83 | 2,142.35 | 2,531.87 | 2,921.38 | 3,505.66 |
| All other parts of the Council's area | 1,131.66 | 1,320.27 | 1,508.87 | 1,697.49 | 2,074.71 | 2,451.93 | 2,829.15 | 3,394.98 |

An amendment was moved by Councillor Barnfather and seconded by Councillor Powell in the following terms:

That the Council has the following objections and proposals to the estimates submitted by Cabinet, and it requires the Cabinet to reconsider those estimates in the light of these objections and proposals, and report back to Council within five working days after the day of this meeting.

| | | |
|---|--|-----------|
| 1 | Maintain grant support to Parish Councils in respect of Council Tax Support | £6,800 |
| 2 | Delete Deputy Chief Executive role and revert to Corporate Director – Chief Financial Officer/S151 Officer | -£9,500 |
| 3 | Delete other Corporate Director post | -£94,200 |
| 4 | Remove the Leadership of Place budget | -£5,000 |
| 5 | Remove the Reputation and Initiatives budget | -£10,000 |
| 6 | Focus the pay line review to areas with evidence of market pressure (rising to £220,000 by 2018/19) | -£150,000 |
| 7 | Reduced Member Special Responsibility Allowances | -£21,500 |

| | | |
|----|--|-----------|
| 8 | Reduce number of Portfolio Holders by 1 | -£6,800 |
| 9 | Reduce Secretarial Support by 1fte in accordance with deletion of 2 Corporate Director posts | -£22,000 |
| 10 | Deletion of Customer Insight Officer post | -£17,000 |
| 11 | Reduce Service Manager numbers in preparation for a future Unitary Government model (rising to £150,000 by 2020/21) | -£50,000 |
| 12 | Deletion of grant funding to RCAN | -£10,000 |
| 13 | Remove Gedling Country Park Visitor Centre proposal (Ongoing saving of running cost and financing costs £82,000) | -£500,000 |
| 14 | Earmark the proposed Revenue Contribution for the Gedling Country Park Visitor Centre back to Leisure Centre Replacement | £500,000 |
| 15 | Reduce the future need for an Efficiency Target by £400,000 from a cumulative total of £1,150,000 to £750,000 to be delivered between 2018/19 and 2020/21. | |

Upon the Mayor putting the amendment to the meeting and in accordance with Standing Order 17.03 the amendment was put to a named vote as follows:

For the motion:

Councillors Adams, Andrews, Barnfather, Bexon, Bisset, Doyle, Elliott, Greensmith, Hewson, Parr, Pepper, Poole, Powell, Stirland and Walker.

Against the motion:

Councillors Allan, Bailey, Peter Barnes, Sandra Barnes, Beeston, Clarke, Collis, Creamer, David Ellis, Roxanne Ellis, Ellwood, Feeney, Fox, Gregory, Hollingsworth, Lawrence, McCrossen, Miller, Paling, Payne, Scroggie, Truscott, Weisz, Wheeler, Wilkinson.

The Mayor declared the amendment lost.

Upon the Mayor putting the original proposition of the meeting, and in accordance with Standing Order 17.03, the original proposition was put to a named vote as follows:

For the motion:

Councillors Allan, Bailey, Peter Barnes, Sandra Barnes, Beeston, Clarke, Collis, Creamer, David Ellis, Roxanne Ellis, Ellwood, Feeney, Fox, Gregory, Hollingsworth, Lawrence, McCrossen, Miller, Paling, Payne, Scroggie, Truscott, Weisz, Wheeler, Wilkinson.

Against the motion:

Councillors Adams, Andrews, Barnfather, Bexon, Bisset, Doyle, Elliott, Greensmith, Hewson, Parr, Pepper, Poole, Powell, Stirland and Walker.

The Mayor declared the motion carried and it was

RESOLVED:

- 1) That the Prudential and Treasury Indicators and Treasury Strategy 2016/17 referred to in Minute 76 of the meeting of the Cabinet held on 18 February 2016, be approved;
- 2) That the recommendations contained in Minute 77 of the meeting of the Cabinet held on 18 February 2016 with regard to the Capital Programme 2016/17 – 2018/19 be approved;
- 3) That the financial threshold above which decisions will be regarded as Key Decisions be approved at £0.5m for 2016/17, as referred to in Minute 78 of the meeting of the Cabinet held on 18 February 2016;
- 4) That the detailed budget and priorities, objectives, actions and performance measures set out in the Gedling Plan 2016-19 referred to in Minute 78 of the meeting of the Cabinet held on 18 February 2016, be approved;
- 5) That the future cumulative efficiency target of £1.15m (2017/18 £350,000, 2018/19 £300,000, 2019/20 £250,000 2020/21 £250,000) referred to in Minute 78 of the meeting of Cabinet held on 18 February 2016 be approved and officers instructed to develop delivery plans for the 2017/18 budget process;
- 6) That the sum of £480,344 be taken from General Fund Balances in 2016/17 to support General Fund revenue expenditure in that year;
- 7) That it be noted that the Leader of the Council determined on 31 December 2015 (D387), the following amounts for the year 2016/17 in accordance with regulations made under section 31(B) of the Local Government Finance Act 1992;
 - (a) £36,104.62 being the amount calculated by the Council, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) Regulations 2012, as its council tax base for the year. **(The Council Tax base for the whole district)**

(b)

| <u>Part of the Council's Area</u> | <u>Tax Base</u> |
|-----------------------------------|-----------------|
| Bestwood St Albans | 1,530.03 |
| Burton Joyce | 1,442.71 |
| Calverton | 2,158.98 |
| Colwick | 858.24 |
| Lambley | 492.12 |
| Linby | 113.23 |

| | |
|----------------|----------|
| Newstead | 358.86 |
| Papplewick | 278.79 |
| Ravenshead | 2,706.96 |
| Stoke Bardolph | 53.33 |
| Woodborough | 915.35 |

being the amounts calculated by the Council, in accordance with regulation 6 of the Regulations, as the amounts of its council tax base for the year for dwellings in/ those parts of its area to which one or more special items relate. **(The Council Tax base for each parish);**

8) That the following amounts be now calculated by the Council for the year 2016/17 in accordance with sections 31A, 31B and 34 to 36 of the Local Government Finance Act 1992 (the Act):

(a) £48,707,623 being the aggregate of the amounts which the Council estimates for the items set out in section 31A(2) of the Act. **(Effectively gross expenditure including parish precepts, and transfers to reserves)**

(b) £42,596,963 being the aggregate of the amounts which the Council estimates for the items set out in section 31A(3) of the Act. **(Effectively gross income and transfers from reserves)**

(c) £6,110,660 being the amount by which the aggregate at 8(a) above exceeds the aggregate at 8(b) above, calculated by the Council, in accordance with section 31A(4) of the Act, as its Council Tax Requirement for the year. **(Expenditure less income)**

(d) £169.25 being the amount at 8(c) above, divided by the amount at 7(a) above, calculated by the Council, in accordance with section 31B of the Act, as the basic amount of its council tax for the year. **(The overall average amount of Council Tax per Band D property, including parish precepts)**

(e) £584,123 being the aggregate amount of all special items referred to in section 34(1) of the Act. **(Total of parish precepts)**

(f) £153.07 being the amount at 8(d) above less the result given by dividing the amount at 8(e) above by the amount at 7(a) above, calculated by the Council, in accordance with section 34(2) of the Act, as the basic amount of its council tax for the year for dwellings in those parts of its area to which no special item relates. **(Gedling's own element of the Council Tax for a Band D dwelling).**

(g)

| <u>Part of the Council's Area</u> | £ |
|-----------------------------------|--------|
| Bestwood St Albans | 172.37 |
| Burton Joyce | 241.84 |

| | |
|----------------|--------|
| Calverton | 233.95 |
| Colwick | 188.03 |
| Lambley | 184.97 |
| Linby | 225.72 |
| Newstead | 194.10 |
| Papplewick | 188.65 |
| Ravenshead | 198.25 |
| Stoke Bardolph | 159.95 |
| Woodborough | 208.41 |

being the amounts given by adding to the amount at 8(f) above to the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above, divided in each case by the amount at 7(b) above, calculated by the Council, in accordance with section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items relate. **(The combined district and parish amount of Council Tax for a Band D dwelling)**

(h)

| <u>Part of the Council's Area</u> | <u>Valuation Bands</u> | | | | | | | |
|---------------------------------------|------------------------|--------|--------|--------|--------|--------|--------|--------|
| | A £ | B £ | C £ | D £ | E £ | F £ | G £ | H £ |
| Bestwood St Albans | 114.92 | 134.06 | 153.22 | 172.37 | 210.68 | 248.98 | 287.29 | 344.74 |
| Burton Joyce | 161.23 | 188.09 | 214.97 | 241.84 | 295.59 | 349.32 | 403.07 | 483.68 |
| Calverton | 155.97 | 181.96 | 207.95 | 233.95 | 285.94 | 337.93 | 389.92 | 467.90 |
| Colwick | 125.36 | 146.24 | 167.14 | 188.03 | 229.82 | 271.60 | 313.39 | 376.06 |
| Lambley | 123.32 | 143.86 | 164.42 | 184.97 | 226.08 | 267.18 | 308.29 | 369.94 |
| Linby | 150.48 | 175.56 | 200.64 | 225.72 | 275.88 | 326.04 | 376.20 | 451.44 |
| Newstead | 129.40 | 150.96 | 172.53 | 194.10 | 237.24 | 280.37 | 323.50 | 388.20 |
| Papplewick | 125.77 | 146.72 | 167.69 | 188.65 | 230.58 | 272.49 | 314.42 | 377.30 |
| Ravenshead | 132.17 | 154.19 | 176.22 | 198.25 | 242.31 | 286.36 | 330.42 | 396.50 |
| Stoke Bardolph | 106.64 | 124.40 | 142.18 | 159.95 | 195.50 | 231.04 | 266.59 | 319.90 |
| Woodborough | 138.94 | 162.09 | 185.25 | 208.41 | 254.73 | 301.04 | 347.35 | 416.82 |
| All other parts of the Council's area | 102.05 | 119.05 | 136.06 | 153.07 | 187.09 | 221.10 | 255.12 | 306.14 |

being the amounts given by multiplying the amounts at 8(f) and 8(g) above by the number which, in the proportion set out in section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands. **(The combined district and parish amount of Council Tax for each band of dwelling);**

- 9) That it be noted that for the year 2016/17, Nottinghamshire County Council, the Office of the Nottinghamshire Police & Crime Commissioner and the Combined Fire Authority have stated the following amounts in precepts issued to the Council, in accordance with section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

| Precepting | A £ | B £ | C £ | D £ | E £ | F £ | G £ | H £ |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|
|------------|--------|--------|--------|--------|--------|--------|--------|--------|

Authority:

| | | | | | | | | |
|--------------------------------------|--------|----------|----------|----------|----------|----------|----------|----------|
| Notts County Council | 860.44 | 1,003.85 | 1,147.25 | 1,290.66 | 1,577.47 | 1,864.29 | 2,151.10 | 2,581.32 |
| Notts Police & Crime Commissioner | 119.94 | 139.93 | 159.92 | 179.91 | 219.89 | 259.87 | 299.85 | 359.82 |
| Combined Fire Authority | 49.23 | 57.44 | 65.64 | 73.85 | 90.26 | 106.67 | 123.08 | 147.70 |

- 10) That, having calculated the aggregate in each case of the amounts at 8(h) and 9 above, the Council, in accordance with section 30(2) of the Local Government Finance Act 1992, hereby sets the following amounts of council tax for the year 2016/17 for each of the categories of dwellings shown below: **(The total amount of Council Tax for each band of dwelling)**

| <u>Part of the Council's Area</u> | <u>Valuation Bands</u> | | | | | | | |
|--|------------------------|----------|----------|----------|----------|----------|----------|----------|
| | A £ | B £ | C £ | D £ | E £ | F £ | G £ | H £ |
| Bestwood St Albans | 1,144.53 | 1,335.28 | 1,526.03 | 1,716.79 | 2,098.30 | 2,479.81 | 2,861.32 | 3,433.58 |
| Burton Joyce | 1,190.84 | 1,389.31 | 1,587.78 | 1,786.26 | 2,183.21 | 2,580.15 | 2,977.10 | 3,572.52 |
| Calverton | 1,185.58 | 1,383.18 | 1,580.76 | 1,778.37 | 2,173.56 | 2,568.76 | 2,963.95 | 3,556.74 |
| Colwick | 1,154.97 | 1,347.46 | 1,539.95 | 1,732.45 | 2,117.44 | 2,502.43 | 2,887.42 | 3,464.90 |
| Lambley | 1,152.93 | 1,345.08 | 1,537.23 | 1,729.39 | 2,113.70 | 2,498.01 | 2,882.32 | 3,458.78 |
| Linby | 1,180.09 | 1,376.78 | 1,573.45 | 1,770.14 | 2,163.50 | 2,556.87 | 2,950.23 | 3,540.28 |
| Newstead | 1,159.01 | 1,352.18 | 1,545.34 | 1,738.52 | 2,124.86 | 2,511.20 | 2,897.53 | 3,477.04 |
| Papplewick | 1,155.38 | 1,347.94 | 1,540.50 | 1,733.07 | 2,118.20 | 2,503.32 | 2,888.45 | 3,466.14 |
| Ravenshead | 1,161.78 | 1,355.41 | 1,549.03 | 1,742.67 | 2,129.93 | 2,517.19 | 2,904.45 | 3,485.34 |
| Stoke Bardolph | 1,136.25 | 1,325.62 | 1,514.99 | 1,704.37 | 2,083.12 | 2,461.87 | 2,840.62 | 3,408.74 |
| Woodborough | 1,168.55 | 1,363.31 | 1,558.06 | 1,752.83 | 2,142.35 | 2,531.87 | 2,921.38 | 3,505.66 |
| All other parts of the Council's area | 1,131.66 | 1,320.27 | 1,508.87 | 1,697.49 | 2,074.71 | 2,451.93 | 2,829.15 | 3,394.98 |

The meeting finished at 8.30 pm

Signed by Chair:
Date:



Report to Council

Subject: Petitions Scheme – Tree Preservation Order at 34 Whittingham Road.

Date: 20 April 2016

Author: David Gray – Principal Planning Officer.

1. Purpose of the Report

To present a petition and advise on the procedure that Council needs to follow under the Council's Petitions Scheme in respect of large petitions, and to provide information specifically on the petition entitled 'We the undersigned, support the application, & implementation, of a Tree Preservation Order, on the 46 year old tree, in the bottom right-hand corner of the garden of 34 Whittingham Road, Mapperley, Nottingham, NG3 6BJ.

2. Background

2.1 The Council has received a petition which contains 263 signatures and reads as follows:

'We the undersigned, support the application, & implementation, of a Tree Preservation Order, on the 46 year old tree, in the bottom right-hand corner of the garden of 34 Whittingham Road, Mapperley, Nottingham, NG3 6BJ.

The TPO should be applied because:

The Oak tree is of high amenity value within the streetscene.

As an acorn of the Major Oak, it is deserving of recognition, protection & preservation'

2.2 The Council adopted a petitions scheme in 2010. The scheme states that a petition of this nature containing over 140 signatures shall trigger a "Petition for debate" as a local issue affecting no more than two wards within the Council's area. The petitions scheme requires the issue to be debated by a meeting of Council.

2.3 The petitions policy gives the petition organiser up to five minutes to address the meeting in order to present the petition.

2.4 After the lead petitioner has been given the opportunity to address Council, members will be given the opportunity to debate the issues raised by the petition.

2.5 At the conclusion of the debate the Council has to decide how to respond to the petition and the following courses of action may apply:

Council can, if appropriate, instruct that the action the petition requests is carried out;

Council can ask for further investigation into the matters the petition raises, for example by a relevant committee;

Where a decision of the Executive is required Council should decide on whether or not to make a recommendation to inform the decision;

Where Council is minded to make a recommendation to another body because it is outside of the scope of Gedling Borough Council's work, then Council will consider making representations on the petitioner's behalf to that body. For example where the petition relates to policing or crime matters it may be necessary to make representations to the Police service. The petition scheme points out that the council works with a large number of local partners and where possible would work with those partners to respond to the petition;

Council may recommend no further action is taken

2.6 Further information

To assist Council in debating the content of the petition the following material facts are known:

A request has been made to the Planning Department as the Local Authority to make an Order to protect a tree within the rear garden of 34 Whittingham Road.

Advice given from the Planning Department is that authorities can make Tree Preservation Orders if it appears 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.

The following advice was received from the Nottinghamshire County Council Arboricultural Officer:

The tree was visually inspected from the highway and within the garden area of the property. The following observations were recorded:

Species – Oak

Age – Early Mature

Condition – Good: I could not see that the tree had any significant physiological or structural defects and appears in good health. The crown was not symmetrical due to proximity of an adjacent mature sycamore tree.

Position/ visibility – The tree is only partially visible from Whittingham Road and Sandford Road once stood between properties. Also the tree isn't identifiable from the surrounding trees / vegetation due to the close proximities of other mature trees.

Wider impact – If the tree was removed for whatever reason, I believe this would not have an impact on the local surroundings as the tree is growing within the rear garden of the property.

I would recommend that the tree is not protected with a Tree Preservation Order.

2.7 Considerations

When considering whether trees should be protected by an Order, authorities are advised to assess the amenity value of the trees in a structured and consistent way, taking into account the following criteria:

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- Size and form;
- Future potential as an amenity;
- Rarity, cultural or historical value;
- Contribution to, and relationship with the landscape; and
- Contribution to the character and appearance of a conservation area.

Other Factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

2.8 Officer Recommendation:

In the opinion of the planning department, and in accordance with the advice of the County Council's Arboricultural Officer, due to the location of the tree in a rear amenity area of a private dwelling, the less than substantial extent in which the tree

can be seen by the public in the area, the tree's size and form would not warrant an order in this instance.

An accompanying letter providing further information from the petition organiser is attached to this report as Appendix 1.

3. Proposal

It is proposed that Council should debate the contents of the petition as required by the petitions scheme contained within the constitution.

4. Resource Implications

There are no direct resource implications arising from this report.

5. Recommendations

Council is recommended to debate the petition and to refer the request for a Tree Preservation Order to Planning Committee for determination.

6. Appendices

Appendix 1 - Letter accompanying the petition and the petition cover sheet.

Mrs. Rosie Taylor,

RECEIVED

09 MAR 2016

Wednesday, 9th March 2016

Planning Officer,
Gedling Borough Council,
Civic Centre,
Arnot Hill Park,
Arnold,
Nottingham.
NG5 6LU

Dear Mr. Gray,

I'm sure that you'll recall my repeated applications for a T.P.O. in respect of the oak tree, in the bottom right-hand corner of the back garden, of 34, Whittingham Road, Mapperley. Numerous photos have been submitted, many emails exchanged & countless phone discussions have taken place.

During last autumn, I sought the advice of local Councillors, Bob Collis & John Truscott. I also spoke to the Service Manager, Peter Baguley, on 3rd December 2015; I realise that this gentleman has recently left his position.

A quick résumé of the conversations that I had with the Councillors & Mr. Baguley covered such facts as my having looked into retaining part of the garden (with separate access) so that a Covenant could be applied, or arranging for a "Ransom Strip", (with/without access) so that a Covenant could be applied, neither of which was a viable option. I offered to pay for a private T.P.O. & set up a fund, in case a court case (for damages) is ever necessary, but I was told that neither is possible.

Mr. Baguley saw the previously submitted paperwork & photos. He explained to me that whilst a T.P.O. would be the safest way to protect the tree, there are rules by which your office must abide. My tree is viewed as being a lovely, straight, healthy specimen, at around 47 years old now but, in the past, it's struggled for light, so is not as broad as the officers would have hoped, & it's had to open its canopy way on high. Since spending 2.5k on having other trees professionally felled & trimmed, along with the garden being restored to its former glory, the light & space issues will no longer be a problem.

I'd begun a local petition, at the end of November, to ask Gedling Borough Council to reconsider the T.P.O. application. I wanted to prove that the neighbours & locals regards the oak as being of "high amenity value in the street scene". Councillor Collis kindly furnished me with the Council's Petition Policy notes. I believe that 140 signatures are required for the matter to be heard at a Council Meeting; I have 263.

The neighbours were all very supportive; one even suggested that copies of the petition were placed in local shops, so this is what I did. Others wanted to know what else they could do to help, apart from sign.

Mr. Baguley was aware of the petition &, whilst he couldn't promise that it would make any difference to the outcome, he suggested that I pursue this, in case anyone added favourable notes about points as yet unraised.

Ironically, the owners of [REDACTED] who own one of the gardens that meet Dad's, near the oak, had seen my arborists working, last September &, unsure which trees were being felled, or trimmed, rang Gedling Council, to protest that trees (including the oak) may be being destroyed in

nearby gardens! In reality, I was having parts of neighbouring sycamores trimmed, in another neighbouring garden (with the owners' approval) as they were interfering with the oak. This is how strongly people feel about the trees in Mapperley, & that little copse, in particular.

██████████, one of the immediate neighbours, ██████████, responded to an email that I sent her. A copy of her reply is included with the other 262 signatures. Soon after sending me the email, she had cause to call at number ██████ whilst I was busy at number 34. She admired the newly-landscaped garden & agreed with the sentiments of the T.P.O. being applied to the oak, which is now clearly visible from her property. I believe her supporting comments, contained in her email, are worthy of note, with regard to the water consumption, floods, climate change & dad's garden being a "green & living space", which is therapeutic in the neighbourhood. People are fed up with greenery being destroyed. I also believe, from online research, that a 60-year-old oak tree drinks up to 50 gallons of water a day; at 47, mine must still guzzle quite a bit.

Another signatory, ██████████, has included notes about trees being vital in the absorption of greenhouse gases & they provide homes for nesting birds, as well as squirrels. There have, indeed, been many nests, over the years, in the oak & the squirrels also love it. A fairly tame robin (who briefly sat on my husband's hand) currently lives somewhere around the oak. The tree will supply more oxygen than it uses, so is of great importance to the environment.

The initial buyer for 34 ██████████ who signed the petition, pulled out. New buyers, ██████████ & ██████████, also signed the petition; furthermore, they asked if I'd like them to "take up the fight", in respect of the tree. I explained that Mr. Baguley told me that even when the house is no longer mine, I can still apply for a T.P.O. The house sale, to ██████████ completed on 5th February, 2016. ██████████ & I'm sure that if someone needs to see the tree, in person, he'd be happy to oblige.

There is a plaque, with which they are perfectly happy, at the foot of the oak (photos included) & "special conditions" written into the house contract, by my solicitor, in respect of the oak. They readily agreed & signed, even though it's not enforceable by law. I've included a copy with this letter.

I will provide Councillor Collis with copies of all documents that I'm enclosing with this letter. ██████████ hence the delay in submitting the paperwork, which has been sitting, waiting for me to write the covering letter.

In conclusion, "The Neighbourhood has spoken". I've been overwhelmed by the interest, & support, from people who live nearby & can see the tree, those who walk by, those who have visited the house regularly, or occasionally & those who simply feel it's a good cause. I decided against an online petition for fear of some "idiot" choosing to cause wilful damage, to either the empty house or the tree, simply for "the hell of it". Please will the relevant people review the situation, consider the petition & points raised & let me know if it, or when, it will be submitted at a Council Meeting?

Thanks you to everyone for their time; I look forward to hearing from you in due course.

Yours sincerely,

██████████
Rosie Taylor (Mrs.)

ENCLOSURES ~

- * Petition concerning the application for a T.P.O. on the oak tree at 34, Whittingham Road, Mapperley.
- * Copy of the Special Conditions Clauses of the house contract; sale completed 5th Feb '16.
- * Copy of ██████████ email, dated 15th January 2016.
- * Recent photos of the oak tree, taken over winter, to Feb '16.

Copies of all the above-noted paperwork will be given to Councillor Collis.

**GEDLING BOROUGH COUNCIL, PLANNING DEPT.,
CIVIC CENTRE, ARNOT HILL PARK, ARNOLD, NOTTM.
NG5 6LU**

**WE, THE UNDERSIGNED, SUPPORT THE APPLICATION, &
IMPLEMENTATION, OF A TREE PRESERVATION ORDER,
ON THE 46 YEAR OLD OAK TREE, IN THE BOTTOM RIGHT-
HAND CORNER OF THE GARDEN OF 34, WHITTINGHAM
ROAD, MAPPERLEY, NOTTM. NG3 6BJ**

THE T.P.O. SHOULD BE APPLIED BECAUSE:

- 1) THE OAK TREE IS OF HIGH AMENITY VALUE WITHIN
THE STREET SCENE.**
- 2) AS AN ACORN OF THE MAJOR OAK, IT IS DESERVING
OF RECOGNITION, PROTECTION & PRESERVATION.**

| NAME | ADDRESS | SIGNATURE & DATE |
|------|---------|------------------|
|------|---------|------------------|

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Report to Cabinet

Subject: Local Planning Document – Publication draft

Date: 17th March 2016

Author: Planning Policy Manager

Wards Affected

Borough-wide.

Purpose

1.1 For Cabinet to recommend that Council approve the Publication draft of the Local Planning Document to be issued for a six week consultation period. Subject to no substantial issues arising from this consultation, for Council to approve the Publication draft, Policies Map and Sustainability Appraisal to be submitted to the Secretary of State with associated evidence documents for independent examination in accordance with section 20 of the Planning and Compulsory Purchase Act 2004.

Key Decision

2.1 Yes. This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.

Background

3.1 Planning legislation requires Gedling Borough Council to produce a Local Plan. In Gedling Borough, the Local Plan will comprise the Local Plan Part 1: The Gedling Borough Aligned Core Strategy (adopted September 2014) and, on adoption, the Local Plan Part 2: Local Planning Document).

3.2 Whilst the Gedling Borough Aligned Core Strategy contains the overarching strategic planning policies for the Gedling Borough, and the aligned authorities of

Nottingham City and Broxtowe, the Local Planning Document contains detailed development management policies and site allocations for the Borough to guide development in the Borough up to 2028.

3.3 Prior to its adoption, the Local Planning Document is required to go through a number of formal and informal consultation stages. The Publication draft represents the first formal stage of preparation, and follows extensive informal consultation on the 'Issues and Options' document (Autumn 2013); masterplanning reports for Bestwood, Calverton and Ravenshead (Spring 2014); topic based workshop sessions (Winter 2015); and site based workshop sessions for Burton Joyce, Lambley and Woodborough (Spring 2015). All of the consultation responses received as a result of these consultations have been used to inform and shape the Local Planning Document as it has evolved.

3.4 The Publication draft of the Local Planning Document contains 61 development management policies, 24 proposed housing allocations and two employment allocations. The document is attached as **Appendix 1** and is also available to view via the 'Councillors and Meetings' page of the Council's website www.gedling.gov.uk.

3.5 The development management policies are arranged into the following sections in the document:-

- Climate change, flood risk and water management;
- Environmental protection;
- Green Belt;
- Natural environment;
- Open space and recreational facilities;
- Historic environment;
- Design;
- Homes;
- Employment;
- Retail and community facilities; and
- Transport.

3.6 All of the site allocations and borough-wide land use designations and constraints have been mapped on the accompanying Policies Map, listed at **Appendix 2**. Due to its memory size, a printed version of the Policies Map is available to view in the Members Room or on request to the Planning Policy Team and it will be available to view online for consultation.

3.7 The Sustainability Appraisal is a legal requirement of plan preparation. The Sustainability Appraisal Report, **Appendix 3**, (has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive. The

report assesses the economic, social and environmental impacts of all of the policies and site allocations contained in the Local Planning Document and evaluates reasonable alternatives to these. The appendices to the Sustainability Appraisal are attached as **Appendices 4-11**. The Sustainability Appraisal is also available to view via the 'Councillors and Meetings' page of the Council's website www.gedling.gov.uk

3.8 The Habitats Regulations Assessment, **Appendix 12**, The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation.

3.9 There has not been any significant change in policy to housing distribution since the adoption of the Aligned Core Strategy. A review of the 24 proposed housing allocations and 2 employment allocations confirms that there are no significant effects on the prospective Sherwood Forest Special Protection Area. The proposed housing distribution highlights that in the more sensitive areas with respect to the prospective Special Protection Area the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management. The screening of the 61 development management policies which are in general conformity with the Aligned Core Strategy have confirmed that the majority of the policies have been ruled out as not having a likely significant effect on the prospective Sherwood Forest Special Protection Area.

3.10 The Publication draft Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment will be made available at the deposit points and on the web at <https://consultplanningpolicy.gedling.gov.uk/consult.ti> during the consultation.

3.11 The following supporting documents have also been prepared alongside the Publication draft of the Local Planning Document and will also be made available during the consultation period. Prior to the consultation the Background Papers are available on request from the Planning Policy Team.

3.12 Equalities Impact Assessment (Background Paper 1)

Under the Equality Act 2010, the Council is required when exercising its functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a protected characteristic and those who do not; and
- Foster good relations between people who share a protected characteristic and

those who do not.

3.13 To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Local Planning Document have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

3.14 Report of Consultation on the Local Planning Document, March 2016 (Background Paper 2)

This document details the consultation comments received at the previous consultation stages and how these have been addressed in the Publication draft Local Planning Document. This document also includes a statement setting out how the Council has complied with the Duty to Cooperate which will be submitted to the Planning Inspectorate with the formal submission documents. An update will be provided to identify consultation undertaken for the Publication draft of the Local Planning Document.

3.15 Site Selection Document (Background Paper 3)

This document summarises the site selection process and presents its findings. The site selection process has helped identify the scale of development that can be accommodated in and adjacent to the main built up areas of Nottingham. This figure has then informed the scale of development needed at the Key Settlements for Growth of Bestwood Village, Calverton and Ravenshead and also at the Other Villages. The appendices to the Site Selection Document are attached as Background Papers 4 -11.

3.16 Infrastructure Delivery Plan (Background Paper 12)

This document sets out the infrastructure requirements for the Borough over the plan period. Infrastructure is defined as the facilities and services that support local communities ranging from strategic level provision such as a new road to the creation of local play space.

3.17 Housing Background Paper (Background Paper 13)

This Background Paper sets out how the overall housing distribution for the Borough can be met. It also presents the housing trajectory that shows the rate

of housing delivery over the plan period and demonstrates that a five year housing supply will be provided as a result of the adoption of the Local Planning Document.

3.18 The document also provides details of other housing matters including:

- Affordable Housing;
- Gypsy & Traveller Provision;
- Custom and Self- Build Homes;
- Empty Homes; and
- Brownfield Land Register

3.19 Retail Background Paper (Background Paper 14)

This Paper provides the context and background evidence for the approach to Town Centres and Retail in the Local Planning Document (LPD). It provides a health check of the centres, sets out the changes to the boundaries of town centres and justifies the policies included in the LPD.

3.20 Strategic Distribution of Employment Requirements (Background Paper 15)

Councils in both the Nottingham Core Housing Market Area (Core HMA)¹ and the Nottingham Outer Housing Market Area (Outer HMA)² commissioned consultants to prepare up to date evidence on economic prospects and employment land forecasts separately for both the Core and Outer HMAs. This new evidence called the Employment Land Forecasting Study (ELFS) supports the emerging Local Plans. The document also identifies the Functional Economic Market Areas.

3.21 This paper also sets out the technical basis for revisiting the distribution of office floorspace provisions in the various Aligned Core Strategies and for this revised distribution to be included in Part 2 Local Plans.

3.22 Employment Background and Site Selection Paper for Gedling Borough Council (Background Paper 16)

The purpose of this paper is to set out evidence in support of the employment policies and needs to be read alongside the Strategic Distribution of Employment Requirements (Background Paper 9).

3.23 Local Development Scheme February 2016 (Background Paper 17)

The Local Development Scheme sets out how the Council's project plan for the preparation of documents that together form the Local Development Framework. It lists the local development plan documents to be prepared and provides a timetable for the work. There is a requirement for the Council to have an up to

¹ The Core HMA Councils comprise: Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough. Ashfield District is wholly within the Outer HMA but the town of Hucknall which is within Ashfield District is closely related to Nottingham

² The Nottingham Outer HMA includes: Ashfield District, Mansfield District and Newark and Sherwood District.

date Local Development Scheme in place at the time of submission of a development plan document and the Council's current Local Development Scheme is dated February 2016.

Proposal

4.1 Subject to approval by Council, the Local Planning Document will be published for a formal statutory public representation period for six weeks in May/June 2016. Notices will be placed in the local press and on the Borough Council's website and the documents will be made available at deposit points across the Borough including the Civic Centre and local libraries. Any representations received will be reviewed to determine whether they constitute substantial matters or not. If not, any technical drafting changes may be proposed if any factual or minor inaccuracies emerge, which will be subject to the delegated approval of the Chief Executive in consultation with the Chair of Planning Committee. These minor changes will not be consulted upon. However, if the Borough Council wishes to make any further substantial changes to the publication draft of the Local Planning Document in response to the representations or other key factors, then these will require Council approval and would be subject to further consultation. For example, it may be necessary to amend the plan to comply with any relevant Government announcements or policy which emerges prior to public examination. For instance, the Housing Bill, published in October 2015, proposes further changes to the planning system including Affordable Housing policy, but further details of the Bill are awaited. In addition, changes to the National Planning Policy Framework were consulted on early in 2016 and may come into force prior to submission.

4.2 Assuming that there is no need for further substantial changes to the Local Planning Document, the Publication draft will be submitted to the Secretary of State along with all the supporting documents and representations received, to allow an independent Examination by an Inspector. The Inspector will examine the 'soundness' of the whole plan, irrespective of whether or not any representations are received. The Examination is likely to include a public hearing session, when parties making representations may, at the Inspector's discretion, present their views in person.

4.3 At the end of the independent Examination, the Inspector will issue a report that will declare the Local Planning Document sound or unsound. If sound, the Borough Council can adopt the document.

Alternative Options

5.1 The preparation of a Local Plan is a statutory obligation and Gedling Borough Council must fulfil its obligations in this regard or risk future planning applications being determined in accordance with the National Planning Policy Framework

and its default presumption in favour of sustainable development. One alternative option is not to approve this plan but to approve an alternative plan which would require drafting and consultation and consequently result in significant delays in the adoption of the final plan.

5.2 The option of not agreeing to the issuing of the Local Planning Document for consultation would leave the Borough Council without up-to-date planning policy. This would result in there being a policy vacuum as the adopted Local Plan policies become increasingly out of date and the policy of the National Planning Policy Framework that permission should be granted if relevant policies are out-of-date would apply. In addition, there would also be no improvement in the Council's Five Year Land Supply as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Local Planning Document. Without the Local Planning Document in place the Borough Council would be unable to provide certainty for investors, co-ordinate the delivery of infrastructure, or seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes, holding back economic growth, and stalling regeneration.

5.3 One further option would be for Council to decide not to approve the Publication draft for submission at this stage, wait for the consultation to close and then approve submission but this is considered an unnecessary stage as it is not expected that there will be a requirement for any substantial changes as a result of the consultation.

Financial Implications

6.1 The preparation and consultation of the Local Planning Document is part of the statutory planning process. The costs of this activity will be met from existing resources identified for this purpose.

6.2 The overall cost of the examination and associated tasks is dependent on the length of the examination which is currently unknown. However, if the examination were to last three weeks the cost could be in the region of £200,000. If the examination were to last two weeks the cost could be in the region of £120,000. The length of the examination is set by the Inspector. Costs would be incurred during 2016/17 and possibly during 2017/18. There is no budget provision for these costs but as at 26th February 2016 there is £85,000 in the LDF reserve.

6.3 The further the Local Planning Document progresses, the greater the weight that can be attached to it when used for Development Management purposes. It should, therefore, reduce the risk and cost of appeals concerning planning applications that have been considered and refused planning permission by the Borough Council.

Appendices

Appendix 1 – Local Planning Document (Publication draft), March 2016

Appendix 2 – Local Planning Document Policies Map (paper copy available in Members Room and on request from the Planning Policy Team)

Appendix 3 - Local Planning Document Sustainability Appraisal Report, March 2016

Appendix 4 – Sustainability Appraisal Appendix A

Appendix 5 – Sustainability Appraisal Appendix B

Appendix 6 – Sustainability Appraisal Appendix C

Appendix 7 – Sustainability Appraisal Appendix D

Appendix 8 – Sustainability Appraisal Appendix E

Appendix 9 – Sustainability Appraisal Appendix F

Appendix 10 – Sustainability Appraisal Appendix G

Appendix 11 – Sustainability Appraisal Appendix H

Appendix 12 - Habitats Regulations Assessment, March 2016

Background Papers

Background Paper 1 – Equalities Impact Assessment, March 2016

Background Paper 2 – Report of Consultation on the Local Planning Document, March 2016

Background Paper 3 – Site Selection Document, March 2016

Background Paper 4 – Site Selection Document Appendix A – Urban Area

Background Paper 5 – Site Selection Document Appendix B – Bestwood Village

Background Paper 6 – Site Selection Document Appendix C – Calverton

Background Paper 7 – Site Selection Document Appendix D – Ravenshead

Background Paper 8 – Site Selection Document Appendix E – Burton Joyce
Background Paper 9 – Site Selection Document Appendix F – Lambley
Background Paper 10 – Site Selection Document Appendix G – Woodborough
Background Paper 11 – Site Selection Document Appendix H – Linby, Newstead, Papplewick and Stoke Bardolph
Background Paper 12 – Infrastructure Delivery Plan, March 2016
Background Paper 13 – Housing Background Paper, March 2016
Background Paper 14 – Retail Background Paper, March 2016
Background Paper 15 – Strategic Distribution of Employment Requirements, October 2015
Background Paper 16 – Employment Background and Site Selection Paper, March 2016
Background Paper 17 - Local Development Scheme, February 2016

Recommendation(s)

1 That Cabinet considers and agrees that the Publication draft of the Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment be submitted to Council for approval to go out for a six week consultation period.

2 That Cabinet recommends that Council approve the submission of the Publication draft of the Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment to the Secretary of State with associated evidence documents for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 subject to there not being the need for any substantial changes following consultation on the Publication draft. Should the consultation confirm the need for substantial changes then this would require referral back to Council for approval at a later date.

3 That Cabinet recommends that Council delegates authority to the Chief Executive in consultation with the Chairman of Planning Committee to make any minor changes such as typographical, formatting or changes to imagery necessary to the Publication draft prior to consultation and/or submission.

Reasons for Recommendations

1 The production of the Local Planning Document is a statutory requirement for the Borough Council. It is a key planning policy document that, in conjunction with the Aligned Core Strategy, will set long-term planning policy and assist the delivery of the authority's pro-growth agenda.

2 To facilitate the next stage of the Local Plan process which is submission to the Secretary of State for examination as soon as possible after consultation, subject to no substantial changes required as a result of consultation which would

require further Council approval prior to submission to the Secretary of State.

3 To enable drafting or other minor editing changes to be made without the need to bring the documents back to Council.

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Local Planning Document - Part A

1 Introduction

1.1 This Local Planning Document comprises Part 2 of the new Local Plan for Gedling Borough. Part 1 of the Local Plan, the Aligned Core Strategy (ACS) for Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with other Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.

1.2 The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities. The Local Planning Document includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map. References within this document to the Local Plan refer to both the Aligned Core Strategy (ie Part 1) and the Local Planning Document (ie Part 2).

1.3 All policies within the Local Planning Document should be read in conjunction with the Aligned Core Strategy. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.



1.4 The Aligned Core Strategy includes a spatial strategy to achieve sustainable development in the plan area through a strategy of urban concentration and regeneration. This will ensure that maximum use is made of existing infrastructure and reflects the need for regeneration in parts of the main built up area of Nottingham, where opportunities to reuse brownfield sites such as Gedling Colliery site are to be maximised. The Aligned Core Strategy has been positively prepared and the requirement for Gedling Borough of 7,250 new homes meets the objectively assessed housing needs of the Borough. The distribution of new housing across the Borough reflects the need to focus firstly on the main built up area of Nottingham; secondly, adjoining the sub regional centre of Hucknall; and thirdly, at key settlements. The distribution of development across Gedling Borough is set out in Policy LPD 63.

Strategic policies for the purposes of neighbourhood planning

1.5 The Government has introduced a system of neighbourhood planning which allows parish councils and neighbourhood forums to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

1.6 In addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling Borough Council proposes that all of the policies, allocations and designations within the Local

Planning Document are also considered 'strategic' for the purposes of neighbourhood planning. This is due to the following reasons:-

- The Local Planning Document includes a number of development management policies which will provide the context for the consideration of development proposals across the Borough. In order to facilitate consistent implementation it is proposed that all development management policies are regarded as 'strategic' and any neighbourhood plan policies should develop the Local Planning Document policies in a local context, rather than replace them.
- The allocations set out in Part B of the Local Planning Document are considered to be 'strategic' in size and critical in delivering the Borough's identified development needs.

1.7 A neighbourhood area was designated in Calverton in January 2013 and it is likely that further neighbourhood areas will be designated during the plan period for the Local Planning Document. Further information on neighbourhood planning is available from the Planning Policy team.

Public Consultation

1.8 The Local Planning Document has been subject to extensive pre-publication consultation. This has included the publication of an Issues and Options document for consultation in October 2013 which received over 300 responses. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, property developers, adjoining local authorities and specialists with expertise in the particular topic. These workshops explored options and detailed policy wording and have influenced the content of the publication version of the Local Planning Document. More detail on the various consultations can be found at: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/localplanningdocument/>

Duty to Co-operate

1.9 Gedling Borough Council has continued to work closely with the other Councils in Greater Nottingham through the Joint Planning Advisory Board which meets regularly and oversees the coordination of strategic policies. The Councils have jointly commissioned evidence to support the preparation of Local Plan Part 2 documents and, where appropriate, a consistent approach has been taken to work undertaken by officers across Greater Nottingham where evidence has been produced in-house.

1.10 Gedling Borough Council has co-operated with other bodies as required under the Duty to Co-operate including the Local Economic Partnership. The Borough Council has also discussed potential cross boundary issues with adjoining authorities. Further details on how Gedling Borough Council has fulfilled the Duty to Co-operate are set out in the Consultation Statement.

Sustainability Appraisal

1.11 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents. Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The SA is an on-going process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

1.12 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The proposed policies and site allocations in the publication draft of the Local Planning Document have been appraised. The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in the Sustainability Appraisal report.

1.13 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

Habitats Regulations Assessment

1.14 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment (AA) is made of the effects of land-use plans sites of European importance for nature conservation.

1.15 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.

1.16 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.

1.17 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified

Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).

1.18 Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. The work confirms that there has not been any significant change in policy to housing distribution. The screening of the 63 policies has been undertaken. However, as the Local Planning Document is in general conformity with the Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment.

1.19 A review of the 24 proposed housing allocations and 2 employment allocations also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.

1.20 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

1.21 For further information, please see the separate document on the Habitats Regulations Assessment.

Equality Impact Assessment

1.22 Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics¹:

- Age
- Disability
- Gender
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion and belief
- Sexual orientation

1.23 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and

¹ <http://www.equalityhumanrights.com/advice-and-guidance/new-equality-act-guidance/protected-characteristics-definitions>

the ways they carry out their functions, do what they are intended to do for everybody”². Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

1.24 As a public body Gedling Borough Council is required to be in accordance with the Equality Act 2010. Section 49 of the Act sets out the general equality duty for public bodies. The Equality Duty requires that in exercising their functions 'due regard' is given to the need to:

Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

Advance equality of opportunity between people who share a protected characteristic and those who do not.

Foster good relations between people who share a protected characteristic and those who do not.

1.25 To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategies have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

1.26 For further information, please see the separate document on the Equalities Impact Assessment

Format of Policies

1.28 Each policy includes the following elements:

1. Policy Text
2. Supporting Text
3. Key Related Policies
4. Monitoring Information
5. Planning Application Information

Policy Text

1.29 The policy text is the formal part of the policy and is used to determine planning applications. The policy text may be structured into a number of sub-policies and will

² Equality & Human Rights Commission “Equality Impact Assessment Guidance” (Nov 2009)

be displayed in a box to highlight its importance. It may do one or more of the following:

- set criteria for determining applications;
- allocate or designate land for specified purposes;
- require applicants to submit certain evidence in support of their proposals;
- require specific infrastructure to be provided as part of the development.

Supporting Text

1.30 The purpose of the supporting text is provide background or guidance on the policy. This can include definitions of words and phrases or clarification of how parts of the policy will be interpreted. Applications are determined in accordance with the development plan unless material considerations indicate otherwise. The supporting text may indicate some of the situations when it may be appropriate to adopt an approach other than that set out in the policy text.

Key Related Policies

1.31 This part of the policy identifies other relevant policies in the Aligned Core Strategy or Local Planning Document which together comprise the Local Plan of Gedling Borough. These policies are also likely to apply to the proposed development and should be considered as well. The Local Plan, however, should always be read as a whole; other policies may apply and the Key Related Policies should not be seen as a definitive list for all circumstances. Applicants are advised to engage with the Borough Council at an early stage so that the relevant policies can be identified and agreed.

Monitoring Information

1.32 The Borough Council is required to monitor the implementation and effectiveness of the Local Plan. In some cases monitoring is required to allow a particular policy to be implemented (for example Policy LPD 49 will require the percentages of the different uses to be known when determining applications within the town and local centres). Monitoring is done on an annual basis through the Authority Monitoring Report. This can take the form of using indicators which monitor the impact of the decisions overall or monitor the use of policies in relation to specific applications.

Planning Application Information

1.33 This section identifies information that may be required in support of development proposals which will be assessed against the policy. This section has been included to provide guidance to applicants regarding the potential requirements for their applications. Other information may also be required. A list of validation requirements is available on the Borough Council website and guidance will be produced regarding the detailed content of specific documents to be submitted (for example what should be included in a Historic Impact Assessment). Applicants are advised to engage with the Borough Council to ensure that requirements are identified at an early stage.

2 The Character of the Borough

2.1 Gedling Borough is a mix of urban and rural areas with around 113,500 residents of which around 80% live within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham City. Other significant settlements within the Borough include: Bestwood, Calverton and Ravenshead which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy. Other villages in the Borough include: Burton Joyce, Lambley, Linby, Newstead, Stoke Bardolph and Woodborough.

2.2 A more detailed description of the character of the plan area is included in the Aligned Core Strategy.

3 Spatial Vision and Spatial Objectives

3.1 The spatial vision is set out in the Aligned Core Strategy and is what the plan area could look like if the aspirations of the Aligned Core Strategies are met. It is appropriate to roll forward this vision to apply to the Local Planning Document. The spatial objectives to achieve this spatial vision are set out in the Aligned Core Strategy and also apply equally to the Local Planning Document. These objectives are set out in the table below in an edited form, in that they include only those elements which apply directly or indirectly to Gedling Borough. The accompanying text on the right hand side of the table explains how these objectives have been specifically applied to Gedling Borough through the Local Planning Document.

| Aligned Core Strategy Spatial Objective | How the Local Planning Document addresses the Spatial Objective |
|---|---|
| <p>i) Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.</p> | <p>The strategy focusses development firstly, within and adjacent the main built up area of Nottingham; then on the edge of Hucknall; and lastly in the key settlements of Bestwood, Calverton and Ravenshead.</p> <p>The site selection process has been subject to a sustainability appraisal which has judged sites against environmental objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport natural resources and flooding.</p> <p>Specific policies address wind turbines, renewable energy, flood risk and surface water management. The policy on safe</p> |

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| | and inclusive development requires development to maximise opportunities for energy efficient design and sustainable transport. |
| <p>ii) High quality new housing: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.</p> <p>Gedling Colliery site is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the future necessary highway infrastructure.</p> <p>The main built up area of Nottingham will be expanded with a sustainable Urban Extension at Teal Close, Netherfield.</p> <p>Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (in Ashfield District) will support the regeneration of this Sub Regional Centre.</p> <p>In other parts of the plan area, the key settlements of Bestwood Village, Calverton and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.</p> | <p>Sufficient sites are allocated in the Local Planning Document to meet the objectively assessed housing needs of the Borough to 2028. The strategy has sought to maximise brownfield sites and over 75% of the housing provision is met within or adjoining the urban area.</p> <p>Policy LPD 37 in the Homes chapter is intended to secure an appropriate mix of housing taking into account housing need and demographic mix in the local area.</p> <p>The Local Planning Document allocates non-strategic sites on the edge of the main built up area of Nottingham and in and around the more sustainable key settlements of Bestwood, Calverton and Ravenshead. Allocations to provide for local needs and which may include smaller housing or specialist housing for the elderly are made within the other villages.</p> |
| <p>iii) Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses</p> | <p>The Local Planning Document will directly support economic development by providing for new homes which will help support the future labour force needed to sustain the local economy. Gedling Borough Council will seek to negotiate local labour agreements for major</p> |

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| <p>within the Sustainable Urban Extension at Top Wighay Farm.</p> <p>Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p> | <p>developments and will also support complementary actions built around skills and training needs.</p> <p>New office, commercial, industrial and residential space will be provided within the Sustainable Urban Extensions at Top Wighay Farm and Teal Close. The Local Planning Document will also maximise the potential of Gedling Colliery site for a mix of uses, including residential and employment.</p> <p>Designated employment areas are protected and a more flexible approach will be taken to the types of employment uses that can be accommodated. Policies in the Local Planning Document also address working from home and guide the development of live/work homes.</p> |
| <p>iv) Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Arnold town centre.</p> | <p>Retail and town centres uses will be directed to the identified shopping centres. Policies will seek to ensure a mix of town centre uses while protecting the core retail function and primary shopping area. Policies encourage environmental improvements in all centres especially Arnold and Carlton Square. Leisure uses that cannot be accommodated in centres will be directed to sustainable locations.</p> |
| <p>v) Regeneration: to ensure brownfield regeneration opportunities are maximised, at the former Gedling Colliery. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.</p> | <p>A major priority is to redevelop the Gedling Colliery site for a mix of uses including residential, employment and a local centre. Growth is also provided for at Bestwood and Newstead villages, which are in need of regeneration.</p> |
| <p>vi) Protecting and enhancing the area's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and</p> | <p>The site selection process has taken into account impact on heritage and landscape and sought to avoid development in these locations. The</p> |

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| <p>built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.</p> | <p>policy on design seeks to ensure that development respects local character and the policy on landscape and visual impact requires development to be responsive to landscape character.</p> |
| <p>vii) Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views by designing out crime and by respecting and enhancing local distinctiveness.</p> | <p>The Local Planning Document has been subject to extensive public consultation and people have had a number of opportunities to have their say. These views have been considered as part of the plan's preparation.</p> <p>Provision is made for community facilities to be located in accessible locations and where they are re-located it is to a place that is convenient. The policy on design requires new development to provide safe routes, to increase natural surveillance and to respect local character.</p> |
| <p>viii) Health and wellbeing: to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.</p> | <p>Policies require new development to be designed to encourage walking and cycling through the layout and design of the development and the provision of safe routes.</p> <p>Following consultation and advice from various providers contributions will be sought for health, social care and education from development where necessary.</p> <p>Access to services and facilities including culture, sport and leisure will be facilitated through the site allocations process which allocates sites in locations that are accessible to services</p> <p>The new Gedling Country Park is a major recreational facility with a visitor centre that will serve the south of the Borough, in addition to other country parks that are already well used.</p> |
| <p>ix) Opportunities for all: to give all children and young people the best</p> | <p>Contributions will be sought from developers towards the need for</p> |

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| <p>possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay Farm, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.</p> | <p>educational and health provision as well as open space and other facilities arising from the new development.</p> <p>Policies require new housing to be adaptable to peoples' changing needs over time. Policies also guide the development of more specialist type of housing for the elderly or for people with special needs.</p> |
| <p>x) Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.</p> | <p>The approach taken to site selection ensures that new housing development is focussed in locations accessible to jobs, services and facilities. New employment development is provided in accessible locations. Provision is also made for live/work units and for working from home which should assist in reducing the need to travel.</p> <p>Regard will be given to opportunities for longer term transport aspirations including a possible NET extension to Top Wighay Farm and also the possible new River Trent crossing.</p> |
| <p>xi) Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.</p> | <p>Biodiversity and green infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision.</p> <p>Policies promote the Sherwood Forest Regional Park, the Greenwood Community Forest and Trent River Park.</p> |
| <p>xii) Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.</p> | <p>The Local Planning Document is underpinned by the Infrastructure Delivery Plan (IDP) which is an evolving document that identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans of various service providers within or affecting the area and where relevant these have been</p> |

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| | <p>incorporated into the IDP.</p> <p>Gedling Borough Council introduced the Community Infrastructure Levy (CIL) which came into force in October 2015. The projects to be funded by CIL include infrastructure to support housing and economic growth, and the list of projects may be updated as required. The CIL and S106 will operate in tandem as Policy 19 of the Aligned Core Strategy will also secure contributions from developers especially for onsite infrastructure.</p> |
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4 Climate Change, Flood Risk and Water Management

4.1 Climate change is perhaps the biggest issue facing humanity today. It is the long term change in the climate and is caused by a number of factors including human activity. The Government identifies in the National Planning Policy Framework (NPPF) that the planning system plays a central role in tackling the causes of climate change and adapting to its impacts. Planning does this in a number of ways such as:

- reducing the need to travel by motor vehicles through locating development in places that are accessible to a range of facilities;
- supporting the switch to a low carbon economy through support for well-located renewable or low carbon energy schemes;
- ensuring that the risk of development being affected by flooding is minimised as far as possible; and
- ensuring that development is designed so as to be resilient to the impacts of climate change.

4.2 Policy 1 (Climate Change) of the Aligned Core Strategy sets out a number of ways that development should help tackle and adapt to climate change. Additionally, Building Regulations are being updated to ensure that in the future new buildings are built to the 'zero carbon' standard.

4.3 Flood risk is a significant issue in Gedling Borough and one that is likely to become more challenging due to climate change and more unpredictable weather. The main and notable watercourses in Gedling Borough include:

- River Trent;
- River Leen and Day Brook;
- Crock Dumble;
- Lambley Dumble;
- Woodborough Brook; and
- Dover Beck.

4.4 The Environment Agency has a strategic overview for flood risk and is responsible for flooding that occurs from main watercourses including the Rivers Trent and Leen. The Environment Agency's strategic overview covers all sources of flooding and part of the Agency's role is to provide comprehensive information on flood risk across England covering coastal, fluvial and groundwater flood risk. Flood risk maps are available on the Agency's website.

4.5 Local flood risk is defined as flooding that occurs from:

- Surface water run-off;
- Groundwater;
- Sewers; and
- Ordinary watercourses.

4.6 Nottinghamshire County Council is the Lead Local Flood Authority and responsible for preparing a Flood Risk Management Strategy (see Policy LPD4 for further details).

4.7 This section includes the following policies:

- LPD Policy 1: Wind Turbines;
- LPD Policy 2: Other Renewable Energy Schemes;
- LPD Policy 3: Managing Flood Risk;
- LPD Policy 4: Surface Water Management;
- LPD Policy 5: Managing Water Quality; and
- LPD Policy 6: Aquifer Protection.

Policy LPD 1 - Wind Turbines

Proposals for wind turbine developments will be granted planning permission where they are acceptable in terms of:

- a. **Green Belt;**
- b. **landscape and visual effects;**
- c. **ecology and biodiversity;**
- d. **historic environment;**
- e. **open space and other recreational uses;**
- f. **amenity of nearby residential and non-residential properties;**
- g. **grid connection;**
- h. **form and siting;**
- i. **mitigation;**
- j. **decommissioning and reinstatement of land at the end of the operational life of the turbines;**
- k. **cumulative impact with existing and proposed development;**
- l. **shadow flicker;**
- m. **air traffic and radar; and**
- n. **separation distances from:**
 - i. **residential dwellings, in order to protect residential amenity and to minimise any impact of noise or shadow flicker;**
 - ii. **public footpaths, cycle paths and bridleways; and**
 - iii. **power lines, roads and railways.**

4.1.1 Wind turbines are amongst the most controversial types of development that local planning authorities deal with. The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low carbon energy and emphasises that tackling and adapting to climate change is central to sustainable development.

4.1.2 Wind turbines themselves, however, may have adverse impacts on a range of issues including landscapes, historic environments and residential amenity. Additionally, the majority of proposals for wind turbines in Gedling Borough,

especially the larger proposals, are likely to be within the Green Belt. The need for renewable energy does not automatically override the various environmental impacts or policy restrictions in place.

4.1.3 This policy identifies a number of factors that decisions about wind turbines will need to take into account. The factors have been identified using the guidance provided in the National Planning Policy Guidance (NPPG) as well as the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more factors with adverse impacts, the more likely it is that planning permission would be refused.

4.1.4 Wind turbines are an engineering operation and, as per paragraph 90 of the NPPF, will be 'inappropriate development' within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, as set out in paragraph 80 of the NPPF.

4.1.5 Where proposals are deemed to be inappropriate within the Green Belt, the applicant would have to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the 'very special circumstances' required as these would apply in any location.

4.1.6 It is proposed to support this policy (and also Policy LPD2 on other forms of renewable or low carbon energy) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of nature conservation and other important factors which could be impacted by the development of renewable energy including the cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 3: The Green Belt
- LPD Policy 2: Other Renewable Energy Schemes

Monitoring Information

| Indicator | Target | Collection |
|------------------|---------------|-------------------|
|------------------|---------------|-------------------|

Amount of installed capacity No target Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 1 with special emphasis on:
 - a landscape and visual impact assessment;
 - a heritage impact assessment;
 - maps showing the location of the closest properties and whether within these lie the area potentially affected by shadow flicker
 - noise assessments;
 - ecological Assessment; and
 - evidence of consultation with local airports, the Armed Forces and utility providers.

Policy LPD 2 - Other Renewable Energy Schemes

Proposals for renewable energy schemes, other than wind turbines, will be granted planning permission where they are acceptable in terms of:

- a. **Green Belt;**
- b. **landscape and visual effects;**
- c. **ecology and biodiversity;**
- d. **the historic environment;**
- e. **open space and other recreational uses;**
- f. **amenity of nearby properties;**
- g. **grid connection;**
- h. **form and siting;**
- i. **mitigation;**
- j. **the decommissioning and reinstatement of land at the end of the operational life of the development;**
- k. **cumulative impact with existing and proposed development;**
- l. **emissions to ground, water courses and/or air;**
- m. **odour;**
- n. **vehicular access and traffic; and**
- o. **proximity of generating plants to the renewable energy source.**

4.2.1 Renewable energy can be generated by a wide range of different technologies, other than wind turbines. These include:

- solar;
- energy from waste;

- biofuel;
- ground source heat pumps;
- geothermal; and
- hydropower

4.2.2 While there is some overlap with wind turbines in terms of impacts, there are other factors which need to be considered.

4.2.3 The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low carbon energy and how tackling and adapting to climate change is central to sustainable development.

4.2.4 This policy identifies a number of factors that decisions about renewable energy schemes, other than wind turbines, will need to take into account. The factors have been identified using the guidance provided in the NPPG and the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more issues with adverse impacts, the more likely it is that planning permission would be refused.

4.2.5 Whether renewable energy schemes, other than turbines, are 'inappropriate' within the Green Belt will need to be assessed on a case by case basis having regard to the specific circumstances of the proposal. Schemes such as solar farms may be considered as engineering operations and considered in a similar way to wind turbines. As per paragraph 90 of the NPPF, engineering operations will be 'inappropriate development' within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, set out in paragraph 80 of the NPPF.

4.2.6 Other schemes may include buildings which are inappropriate and harmful to the openness of the Green Belt. Where proposals are considered inappropriate, the applicant would have to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the 'very special circumstances' required as these would apply in any location.

4.2.7 It is proposed to supplement this policy (and also Policy LPD1 on wind turbines) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of nature conservation and other important factors which could be impacted by the development of renewable energy, taking account of the potential for cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the

Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

4.2.8 Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 1 Wind Turbines

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Amount of installed capacity by type of renewable energy | No target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 2 with special emphasis on:
 - a landscape and visual impact assessment;
 - a heritage impact assessment;
 - maps showing the location of the closest properties and whether these lie within the area potentially affected by shadow flicker;
 - noise assessments;
 - ecological Assessment; and
 - evidence of consultation with local airports, the Armed Forces and utility providers.

Policy LPD 3 - Managing Flood Risk

a) Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:

- 1. after applying the sequential and exceptions tests in accordance with the NPPF and NPPG, the location is essential for a particular development and there are no reasonably available alternative locations in a lower risk flood area; and**
- 2. development does not increase the risk of flooding on the site or elsewhere; and**
- 3. buildings should normally be set back an 8 metre distance from the top of the bank of a main river or 5 metres from any other watercourse, to allow for maintenance and/or future flood risk management related activity and to prevent any significant impact from flooding.**
- 4. the development is for minor development including:**
 - i. an industrial or commercial extension of less than 250 sq. m;**
 - ii. alterations to buildings that do not increase the size of the building;**
 - iii. householder development including sheds, garages within the curtilage of the dwelling;**
 - iv. a change of use, provided the proposed use is not a highly vulnerable use in Flood Zone 3 as set out in tables 2 and 3 of the NPPG.**

b) Where development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by a site specific flood risk assessment. Proposals should include mitigation measures to protect the site and deal with any residual flood risk to include flood resistance/resilience measures, provide safe access and escape routes.

4.3.1 The NPPF seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas of highest risk of flooding through the application of the Sequential Test. The development proposal will need to take into account all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems.

4.3.2 Following the Sequential Test, the NPPG requires the Exception Test to be applied to development proposals in accordance with Table 3 of the NPPG which sets out the vulnerability of different land uses to flood risk. To pass the Exceptions Test, applicants will need to demonstrate that the development has wider sustainability benefits that outweigh flood risk and will be safe over the lifetime of the development which is normally considered to be a hundred years for residential development. Such sustainability benefits may include, for example, the need for regeneration and bringing back into use a brownfield site.

4.3.3 The NPPG makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping,

chalet or mobile home site which are more vulnerable to flood risk. However, proposals will normally be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.

4.3.4 A site specific flood risk assessment (FRA) is required for all proposals including minor development and change of use in either Flood Zones 2 or 3³ and in an area which has critical drainage problems. The FRA should examine the likelihood of a proposal being affected by current or future flooding from any source and take into account climate change. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy LPD4 below.

4.3.5 The FRA should include the following:

- evidence of the application of the sequential test and if necessary the Exceptions Test;
- an assessment of the probability of flooding at the site and how flood risk is likely to be affected by climate change;
- how the site will be protected and design of defences;
- guidance on the siting and design of the development for e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk;
- access and egress arrangements; and
- operation and maintenance of any flood mitigation measures.

4.3.6 The FRA should also identify any residual flood risks which remain after applying mitigating actions to protect the site and state how these risks will be managed, for example, recommendations about flood warning and evacuation procedures.

4.3.7 In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2010) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

4.3.8 Development in close proximity to watercourses can cause problems if there is insufficient space to construct flood risk management measures or to be able to adequately access watercourses for proper maintenance. Flood risk management measures may include diverting water courses from culverted areas or the recreation of natural features to create additional flood storage and natural habitat for example, on the Day Brook at Thackeray's Lane, Daybrook. In order to achieve this, minimum separation distances will be applied. Minimum set back distances are 8 metres for a main water course and 5 metres for an ordinary watercourse. Such areas can reduce sediment entering the water course, provide scope for re-meandering the river and may provide opportunities for wildlife and passive recreation.

³ An FRA is also required for proposals of 1 hectare or more in Flood Zone 1

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 4: Surface Water Management

Monitoring Information

Indicator

Number of planning applications in flood risk areas approved against Environment Agency advice

Target Collection

Zero Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Flood risk assessments will be required for:
 - all development in Flood Zones 2 and 3;
 - changes of use in Flood Zone 2 where more vulnerable uses are proposed; and
 - developments in Flood Zone 1 with critical drainage problems.

Policy LPD 4 - Surface Water Management

a) All development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

b) Within areas at risk of surface water flooding, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.

c) Developers will be required to show that the proposed development would:

- 1. not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows; and**
- 2. wherever practicable, minimise the risk of surface water flooding in the wider area.**

4.4.1 Nottinghamshire County Council as the Lead Local Flood Authority is responsible for preparing a Flood Risk Management Strategy (FRMS) which is in preparation at the time of writing. The FRMS will provide a framework for coordinating the management of flood risk. This strategy will prioritise what limited

public funding will be available for hard flood defences but also set out other ways of managing flooding problems and flood risk. Examples of the latter may include: advice on planning for sustainable development, guidance on development control and the environmental management of water courses. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

4.4.2 The FRMS and any supporting technical documents will be key to the implementation of LPD Policy 4, informing the planning process of those areas at significant risk of flooding. The FRMS will be taken into account when considering planning applications in areas at significant risk of surface water flooding and be a material consideration in the planning decision making process. All significant proposals involving new construction will be required to show how surface water flooding issues will be addressed and should include measures to protect against and reduce the vulnerability of the site and the wider area to the effects of surface water runoff. Mitigation measures may include, for example, the use of permeable materials to increase infiltration, on site rainwater storage and green roofs.

4.4.3 This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is considered. Development should, wherever possible, include infiltration techniques and sustainable drainage systems as a way of managing rain water locally close to source unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 3: Managing Flood Risk

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|------------------------------------|
| Number of developments incorporating SUDS | No target | Monitoring of planning permissions |
| Number of planning applications approved against the advice of the Lead Local Flood Authority | Zero | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Flood Risk Assessment to address surface water flood risk.

Policy LPD 5 - Managing Water Quality

Planning permission will be granted where development proposals would not have an adverse effect on water quality through pollution of surface water bodies in Gedling Borough.

4.5.1 The EU Water Framework Directive requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. Requirements of the Directive include:

- prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027 (the relevant date depending on the previous status of the water body and the level of improvement required);
- meet the requirements of Water Framework Directive Protected Areas;
- promote sustainable use of water as a natural resource;
- conserve habitats and species that depend directly on water;
- progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- contribute to mitigating the effects of floods and droughts.

4.5.2 The key means of implementing the Framework is the preparation of River Basin Management Plans which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Gedling Borough is located within the Erewash and Lower Trent Basin Management Plan⁴ which contains objectives and measures and also sets out current and objective status limits for water bodies in its catchment area.

4.5.3 In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Erewash and Lower Trent or any standards which supersede these. If this were the case then the Borough Council would be minded to refuse the proposal. In this context, the Borough Council may seek advice from relevant specialist bodies including the Environment Agency.

⁴ Published as part of the Humber River Basin District Management Plan

4.5.4 Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive Assessment. This Assessment aims to determine the effects of proposed works on ecological status, identifying any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its Water Framework Directive objectives.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land
- LPD Policy 9: Hazardous Substances

Monitoring Information

| Indicator | Target | Collection |
|---|--------|------------------------------------|
| Number of planning applications approved against the Environment Agency advice on water quality | Zero | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Ecological Assessment.

Policy LPD 6 - Aquifer Protection

Planning permission will be granted where development proposals would not be liable to cause contamination of the ground water in the aquifers, unless measures can be carried out as part of the development to prevent such contamination taking place.

4.6.1 Aquifers are an important source of public water supply, providing for about a third of the drinking water of England and Wales as well as sustaining the base flows of rivers. However, aquifers are vulnerable to contamination from pollutants from direct discharges into ground water or indirectly into or onto land. The Environment Agency uses Aquifer Source Protection Zones to protect the source and these maps are available on the Environment Agency’s website. Parts of the Borough are underlain by the Sherwood Sandstone principal aquifer.

4.6.2 Many development types, including housing, are of a lesser risk in terms of potential pollution to aquifers provided they include standard pollution prevention measures and incorporate sustainable drainage systems. However, Gedling

Borough Council will refer to advice from the Environment Agency in appropriate cases before a formal decision is made on any proposal.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land

Monitoring Information

Indicator

Number of planning applications approved against the Environment Agency advice on aquifer protection

Target Collection

Zero Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Ground water contamination assessment.

5 Environmental Protection

5.1 Contamination, pollution and air quality are important issues for Gedling Borough. They have the potential to impact adversely on people's health and wellbeing as well as the natural environment. Water quality is also a key issue and this is addressed in the section on climate change, flood risk and water management.

5.2 Paragraph 121 of the NPPF states that planning policies and decisions should ensure that the site is suitable for its new use. This should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

5.3 This section includes policies to prevent development on contaminated or unstable land unless satisfactory measures are implemented and also addresses emissions from development. The Health and Safety Executive will be consulted on any planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines.

5.4 The policies for environmental protection are:

- LPD Policy 7: Contaminated Land;
- LPD Policy 8: Unstable Land;
- LPD Policy 9: Hazardous Substances;
- LPD Policy 10: Pollution; and
- LPD Policy 11: Air Quality.

Policy LPD 7 - Contaminated Land

Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:-

- a. expose the occupiers of the development and neighbouring land users to any unacceptable risk;
- b. threaten the structural integrity of any building built on or adjoining the site;
- c. cause or allow the contamination of any watercourse, water body or groundwater; or
- d. cause or allow the contamination of adjoining land.

The Borough Council will impose conditions relating to the assessment of remediation or verification processes where appropriate.

5.1.1 The term 'contaminated land' is a legal term defined under Part 2A of the Environmental Protection Act 1990⁵. Currently, Gedling Borough contains no contaminated land. The term 'land potentially affected by land contamination' is used to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

5.1.2 The NPPF encourages the effective use of land by re-using land that has been previously developed and ensuring that new development is appropriate for its location. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

5.1.3 Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate level of supporting information such as a risk assessment. Where required, details of the measures proposed to address contamination should be provided. The measures for any contaminated sites should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator

Number of planning applications approved against the

Target Collection

Zero Monitoring of

⁵ <http://www.legislation.gov.uk/ukpga/1990/43/part/IIA>

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be contaminated, supporting information such as risk assessment and details of the measures proposed to prevent contamination should be provided.

Policy LPD 8 - Unstable Land

Planning permission will not be granted for development on or adjacent to unstable or potentially unstable land unless satisfactory remedial, mitigation or treatment measures are implemented to prevent injury to the public and any risk of damage to buildings or structures.

5.2.1 The causes of instability may arise from a variety of factors such as natural underground cavities, natural or artificial slopes, subsidence or ground compression. In Nottinghamshire, one of the main causes is historic coal mining.

5.2.2 The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location. Where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

5.2.3 Where development is proposed on or adjacent to known or suspected unstable land, it will be necessary for the developer to submit an assessment which determines the stability of the site and identifies any remedial measures before an application can be decided. It should be noted that some investigations, such as drilling bore holes, and some remedial measures may themselves require planning permission. Should an assessment or any information demonstrate that the proposal will be affected by instability but that suitable measures can overcome the problem, planning permission may be granted subject to conditions relating to the implementation of remedial action. Planning permission will be refused where instability of the ground renders it unsuitable for the development proposed and where necessary remedial measures will adversely affect neighbouring land or would not be in the control of the applicant.

5.2.4 Land near to past mining activities may be at risk of being unstable. Applicants would need to check if their land is in the Development High Risk area defined by the Coal Authority and, if so, submit a Coal Mining Risk Assessment to support the development. The Coal Authority has identified locations of potential instability

arising from historic coal mining and they are shown on the interactive map available on the Coal Authority's website⁶.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator

Number of planning applications approved against the advice of the Coal Authority

Target Collection

Zero Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be unstable, supporting information such as a risk assessment and details of the measures proposed to overcome the problem.

Policy LPD 9 - Hazardous Substances

Planning permission will not be granted for:-

- a. new development involving the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990; or**
- b. new development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990;**

if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk and prejudice the use or development of nearby land.

Conditions will be imposed relating to the restrictions or verification processes where appropriate.

5.3.1 The lessons learnt from explosions such as at the Flixborough chemical works in Humberside in 1974, Seveso in Italy in 1976 and Buncefield in 2005 underline the

⁶ <https://www.gov.uk/government/organisations/the-coal-authority>

importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

5.3.2 There are regulations that provide controls to prevent major accidents and to maintain appropriate safety distances between residential areas, public areas, recreational areas and major transport routes. The Planning (Hazardous Substances) Act 1990 and the associated regulations are enforced by the Hazardous Substances Authority which is the local planning authority.

5.3.3 The Health and Safety Executive (HSE) is a statutory consultee to local planning authorities on planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines. The HSE's role is to provide proportionate, transparent and consistent advice so that planning decisions are informed by a full understanding of the public safety risks arising from development proposals.

Hazardous substances consent

5.3.4 Sites which want to hold certain quantities of hazardous substances must obtain hazardous substance consent. The Borough Council will consult the HSE on these applications. The HSE will consider the hazards and risks which the hazardous substance may present to people in the surrounding area and take account of existing and potential developments in advising the Borough Council on whether or not consent should be granted.

Development proposals near major hazard installations and pipelines

5.3.5 When considering development proposals around major hazard installations and pipelines, the Borough Council will seek technical advice on the risks presented by major accidents from the HSE. The HSE sets a consultation distance around the site or pipeline within which a local planning authority must consult the HSE on development proposals.

5.3.6 Within Gedling Borough there is a large scale petrol storage site on the Colwick Industrial Estate. Following the Buncefield incident in 2005, the HSE reviewed the consultation distances and an additional Development Proximity Zone was introduced 150 metres from the boundary. The Borough Council will consult the HSE on development proposals within the Development Proximity Zone.

5.3.7 Applicants can also use the HSE's Planning Advice Web App to find out if their land lies within the consultation distance of a major hazard. Further information is available on the HSE's website⁷.

Key Related Policies

- LPD Policy 32: Amenities
- LPD Policy 35: Safe, Accessible and Inclusive Development

⁷ <http://www.hse.gov.uk>

Monitoring Information

Indicator

Number of planning applications approved against the advice of the Health and Safety Executive.

Target Collection

Zero Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, the following information is likely to be required:

- Supporting information such as risk assessment and details of the measures proposed to prevent major hazards should be provided.

Policy LPD 10 - Pollution

Planning permission will not be granted for development which would result in:-

- a. an unacceptable level of pollution or is likely to result in exposure to sources of pollution or risks to safety;**
- b. an unacceptable impact on the ability of sites allocated in the Aligned Core Strategy or Local Planning Document to be developed for the purpose they were allocated for; or**
- c. unacceptable harm to the historic environment, the natural environment or the character of the landscape;**

unless measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.

Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.

Conditions will be imposed relating to the restrictions or mitigation of pollution effects where appropriate.

5.4.1 Paragraph 120 of the NPPF states that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.

5.4.2 The controls under the planning and pollution control regimes should complement rather than duplicate each other. Planning policies need to focus on

whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

5.4.3 For clarification, this policy does not relate to pollution from vehicle emissions or the pollution of land, which is addressed by policies LPD11 (Air Quality) and LPD7 (Contaminated Land) respectively. Impact on the amenity of nearby residents or occupiers is covered separately by Policy LPD32 (Amenity).

Nuisance

5.4.4 Nuisance issues, for example noise, dust, odour and lighting, can have a significant impact on quality of life, community cohesion, health and amenity. These issues are also material planning considerations. When determining planning applications, account needs to be taken of existing land uses in the vicinity of the site, for example proposals for residential development adjacent to an existing factory. Every effort must be made to ensure that nuisance problems are not generated during construction or operation.

Noise Pollution

5.4.5 Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and wellbeing. Noise from commercial or industrial premises and construction sites are some common sources of noise pollution and therefore a restriction on working hours is often prescribed as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.

Light Pollution

5.4.6 Artificial light provides valuable benefits to society. It provides opportunities for the use of outdoor sport facilities and recreational areas. It is essential to new developments such as residential or commercial premises and transport networks such as paths, roads and railways. High levels of light may be required for safety and security reasons, such as railway and tramway premises, bus stations, prisons and premises occupied by defence purposes.

5.4.7 However, artificial light can also be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside. Section 102 of the Clean Neighbourhoods and Environment Act 2005⁸ creates a new form of legal nuisance, namely "artificial light emitted from premises so as to be prejudicial to health or a nuisance". For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

Other Types of Pollution

⁸ <http://www.legislation.gov.uk/ukpga/2005/16>

5.4.8 There are other types of pollution such as odour, dust, heat and vibration which can also be a planning concern because of the effect on local amenity. They would need to be considered when determining planning applications.

Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 32: Amenity

Monitoring Information

| Indicator | Target | Collection |
|---|--------|------------------------------------|
| Number of planning applications approved against the advice of Gedling Borough Council's Public Protection Officer. | Zero | Monitoring of planning permissions |

Planning Application Information

5.4.9 Where decisions will use this policy, the following information is likely to be required:

- None

Policy LPD 11 - Air Quality

Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated, in accordance with the Borough Council's Air Quality and Emissions Mitigation guidance and other associated guidance documents.

In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality.

Development proposals must not exacerbate air quality beyond acceptable levels, either through poor design or as a consequence of site selection.

5.5.1 Part IV of the Environment Act 1995 requires local planning authorities to review and assess the current and future air quality in their areas against objectives set out for eight key air pollutants, under the provisions of the National Air Quality Regulations 2000 and the Air Quality (Amendment) Regulations 2002. Where an air quality objective is deemed to be breached, then the local planning authority must declare an Air Quality Management Area and put in place an action plan in order to bring pollutant levels below the objective.

5.5.2 Paragraph 124 of the NPPF states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for

pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.

5.5.3 A Nottinghamshire-wide Air Quality Strategy, 'A Breath of Fresh Air for Nottinghamshire'⁹ was published in 2008, which covers the districts and boroughs of Nottinghamshire County and Nottingham City Council. The purpose of the strategy is "to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public in a co-ordinated and integrated manner."

5.5.4 The Nottinghamshire Air Quality Strategy is due to be reviewed and updated. The evidence of both the health impacts and effective actions to address air quality has developed since its publication. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

5.5.5 In July 2015, a chapter on air quality was incorporated into the Nottinghamshire Health and Wellbeing Board's Joint Strategic Needs Assessment (JSNA); reflecting the emerging science on the health effects of air pollution¹⁰. One of the recommendations from this chapter is "Consider incorporation of revised air quality aspirations into Local Development Plans".

5.5.6 The particular problems with air quality within Gedling Borough are mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of part of the A60 Mansfield Road in Arnold as an Air Quality Management Area in April 2011 due to a breach of the air quality objective for nitrogen dioxide. An Air Quality Action Plan was subsequently published in 2012.

5.5.7 Parts of Gedling Borough also fall within the Nottingham Urban Area agglomeration zone (UK0008), which is one of seven zones that are predicted to exceed the EU limit value for NO₂ in 2020. The Government has published a consultation on the draft air quality plan for the achievement of EU air quality limit value for nitrogen dioxide (NO₂) in the Nottingham Urban Area in September 2015¹¹.

5.5.8 Whilst the focus of this policy concerns issues arising from road transport emissions, it should be noted that emissions from point sources (i.e. biomass, combined heat and power and anaerobic digestion installations) also need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives¹².

5.5.9 The Borough Council's Air Quality and Emissions Mitigation guidance was published in September 2014. As part of the Action Plan required by the designation of the Air Quality Management Area, the guidance has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance will apply across the whole Borough

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<http://www.gedling.gov.uk/media/documents/wasterecyclingenvironment/notts%20AQ%20Strategy%202008.pdf>

¹⁰ <http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx>

¹¹ <http://uk-air.defra.gov.uk/library/no2ten>

¹² http://www.iaqm.co.uk/text/guidance/epuk/biomass_developers_leaflet.pdf

in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Further information regarding the Air Quality Management Area within Gedling Borough and other associated guidance documents is available on the Council's website¹³.

Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 14: Managing Travel Demand
- LPD Policy 32: Amenity

Monitoring Information

| Indicator | Target | Collection |
|--|-----------|---|
| Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance | No Target | Monitor the number of Mitigation Statements submitted |

Planning Application Information

5.5.10 Where decisions will use this policy, planning applications will not be validated unless the following information is provided:

- None

¹³

<http://www.gedling.gov.uk/wasterecyclingenvironment/environmentalhealth/airpollution/localairquality/>

6 Green Belt

6.1 The Green Belt is perhaps the most long established and widely known planning policy in the UK and is especially important in Gedling Borough where nearly all of the land outside of the urban area and large settlements is designated as Green Belt. Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

6.2 The Green Belt has five purposes:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.3 When determining planning applications, substantial weight should be given to any harm to the Green Belt and 'inappropriate development' should be approved only in 'very special circumstances'. Not all development, however, is inappropriate. The NPPF sets out that specific types of development, such as small residential extensions and the replacement of buildings, are not inappropriate provided they meet a number of conditions. Policies in this section provide details and guidance on the interpretation of national Green Belt policy in Gedling Borough.

6.4 This section also identifies the parts of the Borough that will be designated as Safeguarded Land. Paragraph 85 of the NPPF sets out that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (beyond 2028 in this case).

6.5 This section includes the following policies:

- LPD Policy 12: Reuse of Buildings within the Green Belt;
- LPD Policy 13: Extensions to Buildings within the Green Belt;
- LPD Policy 14: Replacement of Buildings within the Green Belt;
- LPD Policy 15: Infill Development within the Green Belt;
- LPD Policy 16: Safeguarded Land; and
- LPD Policy 17: Homes for Rural Workers.

Policy LPD 12 - Reuse of Buildings within the Green Belt

a) Within the Green Belt the reuse of buildings is not inappropriate provided:

- i. the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- ii. the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction

b) The proposed use can be wholly or substantially contained within the buildings identified for re-use; and

- i. The proposal will not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the buildings to be re-used are no longer suitable for agricultural use.
- ii. Where the re-use of buildings within the Green Belt for residential purposes would result in the creation of new isolated homes in the countryside, the applicant will need to satisfactorily demonstrate that there are special circumstances such as:
 1. the essential need for a rural worker to live permanently at or near their place of work;
 2. where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
 3. where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
 4. the design of the building is truly outstanding or innovative helping to raise standards of design more generally in rural areas, reflects the highest standards in architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.

Where permission is granted for the residential re-use of buildings in the Green Belt, consideration will be given to applying conditions which restrict permitted development rights.

c) Where planning permission has been granted for new buildings (whether as replacement, as an exception to Green Belt policy or because of very special circumstances) planning permission will not subsequently be granted for the change of use of those buildings for a period of ten years following completion unless 'very special circumstances' have been demonstrated.

Paragraph 90 of the NPPF identifies that the re-use of buildings within the Green Belt is not inappropriate provided they preserve the openness of the Green Belt, do

not conflict with the purposes of including land within it and the buildings are of permanent and substantial construction. The re-use of buildings can have a number of benefits and will usually not result in a greater impact on the Green Belt. Careful consideration needs to be given to the nature of the proposed use to ensure that the activity it would generate does not result in an impact on the openness of the Green Belt or other forms of impact.

6.1.1 Paragraph 55 of the NPPF sets out that, in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes should be avoided. As well as not enhancing the vitality of rural communities, isolated homes force residents to be dependent on private vehicles to access facilities and services; this goes against the principles of sustainable development. There are, however, a number of circumstances when new isolated homes may be acceptable.

6.1.2 Clause c) of this policy introduces a period within which a building granted planning permission as appropriate within the Green Belt (e.g. agricultural or forestry building, or facilities for open sports or recreation, or having demonstrated very special circumstances) should not normally be re-used for alternative purposes. Within this period the re-use of buildings is considered to be inappropriate within the Green Belt. This is in response to a number of planning applications for the change of use of stables to residential use within six months of the stables being built. Had applications been submitted for the residential use originally it is likely that they would have been refused.

6.1.3 Class MB of the General Permitted Development Order sets out that the change of use of agricultural buildings to residential use is permitted development. However it also specifies that this does not apply for a period of ten years for agricultural buildings built after 20th March 2013; this was to ensure that agricultural buildings were genuinely built and used for agricultural purposes. Failure to introduce a similar restriction would leave permitted development rights more restrictive than the consideration of planning applications.

6.1.4 A 10 year period is considered appropriate as it is consistent with the General Permitted Development Order. Pragmatic decisions may be taken when applications are submitted in the last two to three years of the restricted period, especially if there are no conflicts with other policies.

Key Related Policies

- LPD Policy 13: Extensions to buildings within the Green Belt
- LPD Policy 14: Replacemnet of buildings within the Green Belt

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A feasibility study and a conservation method statement satisfactorily demonstrating that the buildings are capable of re-use without major alterations, adaptations or reconstruction.

Policy LPD 13 - Extensions to Buildings within the Green Belt

a) Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948.

b) In all cases extensions or alterations will be expected to:

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- ii. conserve any historic significance the building may have;**
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

6.2.1 Paragraph 89 of the NPPF sets out that the extension or alteration of a building within the Green Belt is not inappropriate provided it does not result in 'disproportionate additions' over and above the size of the original building. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV28) identified that increases in residential floorspace of more than 50% were considered to be disproportionate. A review of Local Plans has indicated that a 50% increase was the most commonly used figure nationally although figures ranged from 25% to 70%. Having regard to consultation responses it is considered appropriate to continue to define 'disproportionate additions' as being increases in floorspace of more than 50%. It is also considered appropriate to extend this approach to all buildings not just residential dwellings.

6.2.2 Increases above 50% are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission may be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

6.2.3 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the

external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- Include any existing outbuildings that fall within five metres of the original dwelling;
- Include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
- Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- Exclude extensions built after 1st July 1948;
- Exclude floor space that has been granted planning permission but not yet built.

6.2.4 In certain cases, increases in floorspace above 50% may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

6.2.5 In all cases proposals must accord with clause b of the Policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used to, amongst other things, retain and enhance landscapes and visual amenity. Where extensions or alterations to buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

Key Related Policies

- LPD Policy 12: Reuse of buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

Monitoring Information

Indicator

Percentage of planning permissions granted against policy (increase in floorspace over 50%)

Target Collection

Zero Monitoring of planning permissions

6.2.6 Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 14 - Replacement of Buildings within the Green Belt

a) Within the Green Belt, planning permission will be granted for the replacement of buildings provided:

- i. the replacement buildings are in the same use as the existing buildings;**
- ii. the existing buildings have not been substantially extended; and**
- iii. the replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existed on 1st July 1948.**

b) Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.

c) In all cases, replacement buildings will be expected to:

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- ii. conserve any historic significance the building may have;**
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

6.3.1 Paragraph 89 of the NPPF states that the replacement of a building within the Green Belt is not inappropriate provided it is 'not materially larger' than the one it replaces and remains in the same use. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV29) identified that, for dwellings that had not previously been substantially extended, replacements that increased floorspace by more than 15% were considered to have a detrimental impact. A review of Local Plans indicated that 50% was the most commonly used figure nationally although the figures ranged from 10% to 50%. Given the ability to extend a building by up to 50%, it is considered appropriate to allow replacement buildings up to 50% as well, provided the property has not been substantially extended in the past.

6.3.2 Where buildings have been substantially extended in the past, account will be taken of whether a replacement building will result in a building being over 50% larger than the original building (as originally constructed or as existing 1st July 1948). An enlarged building above this level would therefore be inappropriate.

6.3.3 Above 50%, replacement buildings are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission can be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

6.3.4 In certain cases, replacement buildings more than 50% larger may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

6.3.5 In all cases, proposals must accord with Clause c) of the policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where replacement buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

6.3.6 Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- include any existing outbuildings that fall within five metres of the original dwelling;
- include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
- include the floor area of lofts/attics or basements proposed as part of the replacement building that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- exclude extensions built after 1st July 1948; and
- exclude floor space that has been granted planning permission but not yet built.

Key Related Policies

- LPD Policy 12: Reuse of buildings within the Green Belt
- LPD Policy 13: Extensions to buildings within the Green Belt

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|------------------------------------|
| Percentage of planning permissions granted against policy (increase in floorspace over 50%) | Zero | Monitoring of planning permissions |

Planning Application Information

6.3.7 Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 15 - Infill Development within the Green Belt

Within the villages of Linby, Papplewick and Stoke Bardolph, those parts of Lambley and Woodborough that are within the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided:

- the scale of development is limited;**
- the proposal is for the development of a gap within a village or site which is enclosed by buildings on at least two sides;**
- the proposal is for development within the fabric of the village or a previously developed site;**
- the proposal does not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it;**
- the proposal does not adversely affect valuable views into or out of or in the village or site; and**
- the proposal is in keeping with surrounding character in terms of height, bulk, form and general design.**

6.4.1 Paragraph 89 of the NPPF sets out that 'limited infilling' is not inappropriate within the Green Belt in the following instances:

- within villages; and
- within previously developed sites.

6.4.2 Infilling is considered to be the development of small gaps within the fabric of the village or previously developed sites. Where land is tightly enclosed by development it is not considered to contribute significantly to the openness of the

Green Belt. Subject to the criteria within Policy LPD15, infill development is not considered to be harmful to the openness of the Green Belt and can provide new housing in villages which are otherwise constrained. Where the gap covers residential garden land, Policy LPD34 which restricts the circumstances where garden land can be developed applies.

6.4.3 The villages of Linby, Papplewick and Stoke Bardolph and parts of Lambley and Woodborough are washed over by the Green Belt. Within these villages, proposals should be around 1 to 2 dwellings to be classed as limited. Whether proposals for infilling on previously developed sites, such as the Police Headquarters at Burntstump, and the Severn Trent Water site at Stoke Bardolph, are classed as 'limited' will need to be looked at on a case by case basis having regard to the size of the site, the size of the gap and nature of the proposal; it is likely that proposals of up to 150sqm would be seen as limited.

6.4.4 While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Proposals should also be in keeping with the character of the village or site.

Key Related Policies

- LPD Policy 12: Reuse of buildings within the Green Belt
- LPD Policy 13: Extensions to buildings within the Green Belt
- LPD Policy 14: Replacement of buildings within the Green Belt

Monitoring Information

No indicators.

Planning Application Information

6.4.5 Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 16 - Safeguarded Land

a) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land and protected from development in order to meet longer term development needs:

- i. **Top Wighay Farm, Hucknall (46.8ha)**
- ii. **Oxton Road/Flatts Lane, Calverton (30.7ha); and**
- iii. **Moor Road, Bestwood Village (7.2ha)**

b) The following land, as shown on the Policies Map, is removed from the Green Belt and designated as Safeguarded Land for other reasons:

- i. **Mapperley Golf Course (46.8ha);**
- ii. **Lodge Farm Lane, Arnold (3.9ha);**
- iii. **Glebe Farm, Gedling Colliery (3.2ha);**
- iv. **Spring Lane, Lambley (1.8ha).**

c) Planning permission for the development of Safeguarded Land will not be granted except where development is temporary or would otherwise not prejudice the ability of the site to be developed in the longer term.

6.5.1 Paragraph 85 of the NPPF states that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (in the case of the Local Planning Document beyond 2028). It is land that which is inappropriate to retain in the Green Belt but which is not needed or appropriate for development at the present time.

6.5.2 Safeguarded Land is considered necessary in Gedling Borough for a number of reasons. Firstly, it provides a degree of permanence to the Green Belt boundaries put in place by the Local Plan and means that future reviews of the Green Belt may not be needed. Secondly, it ensures that the need to define Green Belt boundaries using defensible features on the ground does not result in large sites being developed all at once where this would cause problems for local infrastructure. Thirdly, it provides flexibility and allows for proposals for residential development to be determined under the presumption in favour of sustainable development if there is no five year land supply as required by paragraph 48 of the NPPF. The Inspector who examined the Aligned Core Strategy expressed support in her report (at paragraph 117) for the designation of Safeguarded Land in Gedling Borough.

6.5.3 The starting point for identifying land to be designated as Safeguarded Land is whether, in accordance with paragraph 83 of the NPPF, there are exceptional circumstances to alter existing Green Belt boundaries. Where there are not exceptional circumstances at specific locations within the Borough new Safeguarded Land will not be designated. Where there are exceptional circumstances and Green

Belt boundaries will be altered, regard will be had to the need for the boundaries of the Green Belt to be set using physical features which are recognisable on the ground and likely to be permanent, as required by paragraph 85 of the NPPF. This means that, in certain cases, more land will be removed from the Green Belt than is needed to meet development needs for this plan period. Where this occurs, and the land is generally suitable for development in the longer term, it will be safeguarded. The Green Belt assessment undertaken by Gedling Borough Council has been used to inform decisions about defensible boundaries and changes to the Green Belt boundaries.

6.5.4 As identified above, Safeguarded Land is protected to meet long term development needs. Paragraph 85 of the NPPF identifies that Safeguarded Land is not allocated for development at the present time and its permanent development should only be granted following a review of the local plan. Applications for the temporary use of Safeguarded Land or for uses which do not result in buildings on site may be acceptable during the period to 2028.

6.5.5 Of the three sites identified as being safeguarded for future development, Top Wighay Farm and Moor Road may be suitable for development in their entirety subject to a detailed assessment of the site through a review of the Local Plan and a subsequent planning application. The Oxton Road/Flatts Lane site at Calverton is considered to be only partially suitable for future development. Land to the north is to be retained as a landscape buffer, to protect the setting of a Listed Building and to avoid an area at risk of flooding. Due to the need for Green Belt boundaries to follow defensible features these areas cannot be included in the Green Belt.

6.5.6 For the other sites listed in part (b) of the policy, the safeguarded land designation is being used as a planning tool. It is not expected that these sites will be developed but it is not considered appropriate for these to be included in the Green Belt or for them to be developed. The table below sets out the reasons why the sites have been safeguarded and the the defensible feature considered appropriate for the Green Belt boundary.

| Site | Defensible Green Belt Boundary | Reason not considered suitable for development |
|------------------------------|--|---|
| Mapperley Golf Course | Does not connect with the Green Belt | Currently used as a golf course, not available for development. |
| Lodge Farm Lane, Arnold | Mansfield Road (A60) and adjacent residential properties | Adverse landscape impact. |
| Glebe Farm, Gedling Colliery | Lambley Lane | Unsustainable location, urban sprawl. |
| Spring Lane, Lambley | Spring Lane | Unsustainable location, urban sprawl. |

Key Related Policies

- None

Monitoring Information

| Indicator | Target | Collection |
|--|-----------|------------------------------------|
| Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted | No target | Monitoring of planning permissions |

Planning Application Information

6.5.7 Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 17 - Homes for Rural Workers

a) Within the Green Belt, planning permission will be granted for new homes for rural workers provided it is satisfactorily demonstrated that:

- i. **there is an existing functional need;**
- ii. **the need relates to a full time worker or one who is primarily employed in a land based rural occupation;**
- iii. **the functional need could not be fulfilled by another existing dwelling in the area which is suitable and available for the worker concerned;**
- iv. **the enterprise:**
 1. **has been established for at least three years and been profitable in at least one of them;**
 2. **is currently financially sound and has a clear prospect of remaining so.**

b) Where permitted, proposals should be;

- i. **located so as to meet the demonstrated functional need;**
- ii. **of a commensurate size with the demonstrated functional need;**
- iii. **of a cost that can be supported by the enterprise;**
- iv. **well related, where possible, to other buildings; and**
- v. **designed to fit into the rural environment.**

c) Conditions may be applied to retain the dwelling for the sole use of rural workers, link the dwelling to the enterprise and remove permitted development rights.

6.6.1 Paragraph 55 of the NPPF states that isolated homes in the countryside should generally be avoided. One of the identified exceptions to this is the provision of homes for rural workers where there is an essential need for a worker to be on or near the site. The construction of new homes for rural workers is one of the cases where the very special circumstances required to allow inappropriate development may be considered to apply.

6.6.2 The definition of ‘rural workers’ includes those involved in agriculture or forestry but also others involved in land based enterprises which can only occur in rural areas. This may include those involved in the equestrian businesses, recreation and tourism.

6.6.3 Broadly the policy sets out two tests; a functional test and a financial test. It follows the approach set out in Annex A of the now superseded Planning Policy Statement 7 (Sustainable Development in Rural Areas). These tests are needed to ensure that the new dwellings within the countryside and Green Belt are genuinely needed for land based business and that the exception is not exploited.

6.6.4 The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be available at all times. This may include where animals or other process require essential care at short notice or to deal with emergencies which could otherwise cause serious damage to the enterprise. The need to protect livestock or machinery is unlikely to amount to a functional need on its own. Consideration will be given to the history of the holding, the pattern of land use and any recent proposals for the conversion to residential use. The ability to meet the functional need in existing dwellings near to the enterprise, such as in the urban area or villages, will also be considered.

6.6.5 A financial test is required to justify the proposal and show that it is economically sound. In assessing this, a realistic approach will be taken to the level of profitability and account taken of the nature of the enterprise concerned.

6.6.6 Dwellings should be of a size commensurate with the demonstrated functional requirement. Dwellings that are unusually large in relation to the functional needs or unusually expensive to construct, in relation to the income the enterprise can sustain in the long term, will not be permitted. It is the requirement of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate for a particular enterprise.

Key Related Policies

None

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|------------------------------------|
| Number of homes granted planning permission for rural workers | No target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a document setting out the case for a functional need for the dwelling; and
- a document setting out the last three years accounts and forward business plan.

7 Natural Environment

7.1 The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity.

7.2 Policy 17: Biodiversity of the Aligned Core Strategy sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. It also seeks to ensure that new development provides biodiversity features and provision for their management. Aligned Core Strategy Policy 17 sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid – to mitigate and as a last resort compensate for any damage where it cannot be avoided. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations.

7.3 This section includes the following policies:

- LPD Policy 18: Protecting and Enhancing Biodiversity; and
- LPD Policy 19: Landscape Character and Visual Impact.

Policy LPD 18 - Protecting and Enhancing Biodiversity

Planning permission for development will be granted unless, where proposals affect designated sites, the justification for the development clearly outweighs the biodiversity value and other value of the site. Designated sites are shown on the Policies Map and include:

- **Site of Special Scientific Interest**
- **Local Nature Reserves**
- **Local Wildlife Sites**
- **Local Geological Sites**
- **Ancient woodland**

The weight given to the protection of sites will be commensurate with their position in the hierarchy.

Where proposals affect sites supporting priority habitats or species, it should be demonstrated that the need for the development outweighs the need to safeguard the biodiversity and other value of the site.

Development proposals affecting designated sites and priority habitats and species should only be permitted if there is no significant harm to the

biodiversity site. Any harm should be:

- a. **firstly, avoided;**
- b. **where this is not possible, the impacts should be mitigated;**
- c. **lastly, residual impacts should be compensated.**

Proposals should be supported by an up to date ecological assessment. Any harmful ecological impacts should be avoided through the design, layout and detailing of development with mitigation, or compensation (including off-site measures) where other methods are not possible.

Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

7.1.1 The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites.

7.1.2 Aligned Core Strategy Policy 17 sets out the broad approach to protecting designated and non-designated sites for nature conservation and Policy LPD18 provides additional detail for considering development proposals that could potentially affect biodiversity including the designated sites for nature conservation which are identified on the Policies Map.

7.1.3 Aligned Core Strategy Policy 17 (1) covers the need to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plan and further detailed policy on protecting and enhancing biodiversity is not required. Development proposals will be expected to protect and promote biodiversity deliver multi-functional benefits and contribute to Gedling Borough's biodiversity, both as part of on site development proposals or off site provision.

International Sites

7.1.4 There is currently no internationally designated site within Gedling Borough. However, areas of woodland to the north of the plan area and extending into Gedling Borough have been identified as a prospective Special Protection Area (pSPA). A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Aligned Core Strategy takes a precautionary approach and treats the pSPA as a confirmed European site.

National Sites

7.1.5 There is one Site of Special Scientific Interest (SSSI) in Gedling Borough at Linby Quarries, which is shown on the Policies Map. Designated under the Wildlife and Countryside Act 1981 (as amended), Linby Quarries is a biological site featuring one of the most important calcareous grasslands in Nottinghamshire. It also features

broad leaved, mixed and yew woodland and has a varied breeding bird community. This site is protected under national legislation, which includes a requirement for positive management.

Local Important Nature Conservation and Geological Sites

7.1.6 These include:

- Local Nature Reserves
- Local Wildlife Sites
- Local Geological Sites

7.1.7 Local Nature Reserves (LNRs) can be designated by the Borough Council under the National Parks and Access to the Countryside Act 1949. As at 2015, there are four LNRs in Gedling Borough which are identified on the Policies Map:

- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 1997)
- Netherfield Lagoons (designated 2007)
- The Hobbucks (designated 2015)

7.1.8 These sites are considered to be of local importance, under the control of the local authority and designated in consultation with Natural England to encourage public access and enjoyment of the natural environment. All four LNRs are managed by local conservation groups. This policy will also be applied to any other newly designated LNR.

7.1.9 Local Wildlife Sites¹⁴ are identified on the Policies Map and are of at least County wide importance and provide a crucial network of stepping stones for the migration and dispersal of species. Local Wildlife Sites are identified by the local Biological and Geological Records Centre¹⁵ based on criteria set by the Nottinghamshire Local Wildlife Sites Panel and is subject to regular review. As at 2014, there are 1,232.09 ha of Local Wildlife Sites in Gedling Borough. Monitoring data shows that 42% of Local Wildlife Sites are under positive conservation management¹⁶ and this data will assist in identifying sites where such management is lacking. This policy will also be applied to newly designated Local Wildlife Sites.

7.1.10 Local sites designated for their geological importance are called Local Geological Sites¹⁷. The local Biological and Geological Records Centre is currently reviewing the list of Local Geological Sites and this policy will also be applied to these sites.

Ancient Woodland

7.1.11 Ancient woodlands and trees are valuable natural assets which are irreplaceable and also a vital habitats for notable species. The NPPF provides for a

¹⁴ Local Wildlife Sites were formerly known as Sites of Importance for Nature Conservation or SINCs

¹⁵ Further information is held by the Nottinghamshire Biological and Geological Records Centre

¹⁶ Source: Gedling Borough Authority Monitoring Report 2013/14.

¹⁷ Formerly Regionally Important Geological Sites or RIGS.

strong level of protection to both ancient woodland¹⁸ and also to veteran trees¹⁹ found outside ancient woodland. Data supplied from Natural England's inventory of ancient woodland identifies sites of two hectares or above and these are shown on the Policies Map. However, both the NPPF and Policy LPD18 provide protection for all areas of ancient woodland even where these are not identified on the Policies Map. The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether ancient trees are present. Guidance on identifying ancient woodland is provided by the Woodland Trust²⁰, while the Forestry Commission²¹ provides a guide for assessing potential impacts on ancient woodland and veteran trees.

Protected and priority habitats and species

7.1.12 Certain habitats and species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981²²(as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire Biodiversity Action Plan identifies wildlife habitat and species which are of national and local importance for protection. The Borough Council will consult with Natural England or other appropriate wildlife organisations on any planning application which may affect protected or notable species or habitats protected under the legislation or identified as a priority species or habitat in the Nottinghamshire Biodiversity Action Plan. The Nottinghamshire Biodiversity Action Plan document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities for biodiversity sites include:

- oak-birch woodland;
- lowland heathland;
- lowland wet grassland;
- reed beds; and
- rivers and streams.

Consideration of the impact on biodiversity

7.1.13 Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy LPD18 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority

¹⁸ Defined as an area that has been wooded continuously since at least 1600 AD.

¹⁹ No exact definition but generally trees that are several hundred years old but also determined by their size usually where a tree has a trunk with a girth of more than 3 metres.

²⁰ <https://www.woodlandtrust.org.uk/about-us/ancient-woodland-restoration/advice-and-support/how-to-identify-ancient-woodland/>

²¹ <http://www.forestry.gov.uk/>

²² Endangered plants and wild animals including all wild birds, bats, reptiles, amphibians plus numerous other wild fauna and flora are identified as protected species under the Wildlife and Countryside Act 1981 where it is a criminal offence to intentionally injure or kill a wild bird, take or damage its nesting site whilst in use or being built; kill or injure any wild animal or interfere with its domain; pick or destroy any wild plant.

habitats and species by using alternative sites or layout designs. If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat, or species, the impact upon the wildlife site, habitat or species should be adequately mitigated.

7.1.14 For designated sites, the level of protection given to the site will relate to its significance as informed by its position in the hierarchy. SSSIs and other national and international sites will be given significant protection. Where development cannot be avoided and the proposed development is likely to affect biodiversity directly or indirectly, an appropriate ecological assessment and advice from Natural England will be required. For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which outweigh the negative impacts on the SSSI.

7.1.15 An appropriate ecological assessment will be required to identify any potential impacts either directly or indirectly and set out any avoidance and mitigation measures to inform the planning decision including recommendations on appropriate planning conditions. For locally designated sites, proposals which would have a negative impact that would significantly undermine its nature conservation value and its role within the wider ecological/geological network should not be permitted unless there is an overriding need for the development.

7.1.16 Where there is a reasonable likelihood of protected species present or priority habitat, surveys to determine the presence or absence should be conducted by a suitably qualified ecologist. Surveys and mitigation proposals should be in line with current national standards²³.

7.1.17 However, in the case of ancient woodland or veteran trees which are an irreplaceable asset, then compensation should not form part of the assessment of the merits of the proposal. The Borough Council will need to be satisfied that the need for development clearly outweighs the loss of ancient woodland.

7.1.18 Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. The Government has produced a consultation paper on its policy on biodiversity offsetting and will be publishing further guidance on this in future. The consultation paper is based on a review of evidence and a biodiversity piloting exercise launched in 2012 which includes Nottinghamshire. Whilst initially lasting for two years, these pilots have been extended and developers in the pilot areas who are required through planning policy to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider. More information on offsetting is available from the Department for Environment Food and Rural Areas and also on Nottinghamshire County Council's website.

²³ Source: Terrestrial Guidelines for Ecological Impact Assessment in the UK 2006, Institute of Environmental Management and Assessment

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

| Indicator | Target | Collection |
|--|------------------------|--|
| Net change in Site Special Scientific Interest | No net loss | Natural England |
| Net change in Local Nature Reserves | No net loss | Monitoring of planning permissions |
| Net change in Local Wildlife Sites | No net loss | Nottinghamshire Biological & Geological Records Centre |
| Percentage of Local Wildlife Sites with a positive management plan in place | Increase in percentage | Nottinghamshire County Council |
| Net change in Local Geological Sites | No net loss | Nottinghamshire Biological & Geological Records Centre |
| Number of planning permissions granted that result in loss of Ancient Woodland | Zero | Monitoring of planning permissions |
| Losses and gains in priority habitat | No net loss | Nottinghamshire Biodiversity Action Group |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- up to date ecological survey.

Policy LPD 19 - Landscape Character and Visual Impact

Planning permission will be granted where new development does not result in a significant adverse visual impact or impact on the character of the landscape.

Where practicable, development will be required to enhance the qualities of the landscape character types in which it would be situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.

Landscape Character

7.2.1 The UK Government has ratified the European Landscape Convention and its implementation by embedding it within the NPPF and the plans and policies of spatial plans. The European Landscape Convention emphasises the need to value all landscapes and signalled a move away from designating local landscape areas for specific protection. The NPPF promotes the landscape character assessment as the basis for determining the impact of proposals on the landscape. Policy 16 (e) of the Aligned Core Strategy (Green Infrastructure, Parks and Open Space) requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). It is considered that the Assessment provides sufficient policy guidance for all of Gedling Borough's distinctive landscape, including areas formerly designated as Mature Landscape Areas.

7.2.2 The Greater Nottingham Landscape Character Assessment identifies a number of broad character areas which are geographically unique areas that share common physical associations and sense of place in the area. Policy zones are areas within these wider character areas with an individual discrete area of character, although they share similar characteristics to the broader character area. Each policy zone has been assessed in terms of the condition of the landscape and strength of its character and includes an overall landscape strategy and action plan where appropriate. Some policy zones (for example, Calverton Village Farmlands and the Newstead Abbey Wooded Estate Lands) are essentially the same area as the previously designated Mature Landscape Areas (namely Calverton East and Newstead respectively).

7.2.3 A list of the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall is attached as **Appendix B**.

Landscape and Visual Impact

7.2.4 Landscape impacts have two components:

- the impact on landscape as a resource, its landscape character and distinctiveness; and
- the visual effects on peoples' views and visual amenity.

7.2.5 Planning applications which are likely to have significant landscape impacts should include an assessment of the landscape and visual impact of the proposals and this assessment should include an assessment of both the above components (known as a landscape and visual assessment or LVIA). The Greater Nottingham Landscape Character Assessment sets out the important and characteristic features of the various character areas and the recommendations for relevant policy zones should be reflected in the LVIA.

7.2.6 Significant visual impacts will also need to be addressed and this should include identification of the zone of visibility of the proposed development and an assessment of how people are affected by visual changes to the landscape. As well as residents, other people affected may include recreational users and visitors who might experience changes in views and in general visual amenity.

7.2.7 It will also be necessary for such assessments to look at the cumulative impact of proposals and other recent developments in terms of landscape and visual impacts. The landscape professional carrying out the assessment may also make recommendations for landscape enhancements and for mitigating significant adverse impacts which may make the development proposal more acceptable. The assessment should be based on advice contained within the Guidelines for Landscape and Visual Impact Assessment 2013²⁴ or subsequent advice.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Landscape and visual impact assessment covering impacts:
 - on people and visual amenity
 - on landscape character and distinctiveness; and
 - include any recommendations for enhancement or mitigation measures.

²⁴ The Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) are produced by the Landscape Institute and the Institute of Environmental Management and Assessment. <http://www.landscapeinstitute.org/knowledge/>

8 Open Space and Recreation Facilities

8.1 Parks and open space play an important role in the lives of many people. In 2010, CAGE Space reported that 91% of people believe that parks and open spaces improve the quality of life.

8.2 This section includes policies on the requirement to provide new open space as part of residential development, protection of open space and recreational facilities as well as the newly designated Local Green Spaces. It also provides policy guidance on development proposals for tourist accommodation and equestrian development. The Borough Council will be supportive of new development that supports the aims and objectives of Greenwood Community Forest and Sherwood Forest Regional Park.

8.3 The policies for open space and recreational facilities are:

- LPD Policy 20: Protection of Open Space;
- LPD Policy 21: Provision of New Open Space;
- LPD Policy 22: Local Green Space;
- LPD Policy 24: Tourist Accommodation; and
- LPD Policy 25: Equestrian Development.

Policy LPD 20 - Protection of Open Space

a) Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. This will include:

- **Parks and Gardens, including Country Parks;**
- **Natural and Semi-Natural Green Space;**
- **Amenity Green Space;**
- **Play Provision for Children and Young People;**
- **Outdoor Sport Facilities, including School Playing Fields;**
- **Allotments and Community Gardens;**
- **Cemeteries and Churchyards; and**
- **Green Corridors.**

Exceptions to this policy will be allowed where one of the following conditions is met:

- 1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and can no longer contribute as an open space (in its present form or as an alternative open space use) to meeting a local or wider need;**
- 2. the development would enhance or improve the recreational or sporting potential or quality of the site;-**
- 3. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location;**

4. **the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;**
5. **the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.**

b) Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.

8.1.1 The Aligned Core Strategy and the Borough Council's Green Space Strategy 2012-2017²⁵ defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

8.1.2 Aligned Core Strategy Policy 16 (Green Infrastructure, Parks and Open Space) requires that parks and open space are protected from development and that deficiencies are addressed in the Local Planning Document.

8.1.3 The first part of Policy LPD20 lists eight different types of open space as identified in the Green Space Strategy and provides a set of conditions where exceptions will be allowed for development on open space.

8.1.4 The second part of Policy LPD20 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful parks are often local facilities which people use frequently, and visit on foot, and are accessible to all ages and all walks of life.

8.1.5 New provision of open space within new residential development is covered under Policy LPD21. Any new provision of open space created since the adoption of the Local Planning Document will be protected under Policy LPD20.

Parks and Gardens

8.1.6 Parks and Gardens include urban parks, formal gardens and country parks that provide opportunities for various informal recreation and community activity. There is 587.9 hectares of parks and gardens in Gedling Borough (as at 2015). This includes four areas of land over 10 hectares, at Bestwood Country Park, Burntstump Country Park, Gedling Country Park and Newstead Abbey.

Natural and Semi-Natural Green Space

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<http://www.gedling.gov.uk/media/documents/leisureculture/Final%20Approved%20GBC%20Green%20Space%20Strategy%2010.1.13.pdf> from <http://www.gedling.gov.uk/leisure/policies/>

8.1.7 This type of open space includes woodlands, urban forestry, scrub, grasslands (e.g. pastures, commons, meadows), wetlands, open and running water, nature reserves and previously developed land with a primary purpose of wildlife conservation and biodiversity. Natural and semi-natural green space exists as a distinct typology but also as discrete areas within the majority of other green space typologies. Natural and semi-natural green space also provide some form of ecological, structure and landscaping benefits such as providing a buffer between housing and other areas.

8.1.8 There are 549 hectares of natural and semi-natural green space in Gedling Borough. This includes Local Wildlife Sites, Local Nature Reserves and other areas within the Borough which have been referred to as natural or semi-natural green space.

Amenity Green Space

8.1.9 This type of open space is most commonly found within housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities or enhancing the appearance of residential or other areas.

Play Provision for Children and Young People

8.1.10 This type of open space includes equipped play areas, ball courts, skateboard areas and teenage shelters to provide opportunities for play and social interaction involving children and young people. There are currently 42 children's play area sites within Gedling Borough.

Outdoor Sports Facilities

8.1.11 Outdoor sports facilities include natural surfaces, both publicly and privately owned, which are used for sport and recreation. Examples include school playing fields, playing pitches, bowling greens and tennis courts. There are 93 outdoor sports facilities within Gedling Borough which cover a range of sports.

8.1.12 There are three golf courses within Gedling Borough; Mapperley Golf Course; Ramsdale Park; and Springwater.

Allotments and Community Gardens

8.1.13 Allotments and community gardens provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This may also include urban farms. There are 14 allotment sites containing 870 plots within Gedling Borough. The Borough Council is responsible for eight allotment sites which are sited in Arnold, Carlton, Gedling and Netherfield. The Parish Councils at Burton Joyce, Calverton, Newstead and Woodborough have their own allotments, which are managed independently by associations in the Parishes.

Cemeteries and Churchyards

8.1.14 Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation but they also have benefits for wildlife conservation and biodiversity.

Green Corridors

8.1.15 Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. The primary purpose is to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration. They may also link different pieces of green space to one another, to create a green infrastructure network.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 21: Provision of New Open Space

Monitoring Information

| Indicator | Target | Collection |
|---|-------------|------------------------------------|
| Net change in certain types of open space | No net loss | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 21 - Provision of New Open Space

Planning permission will be granted for residential development on sites of 0.4 ha and above where it provides a minimum of 10% open space.

The form of new open space provision will be assessed on a site by site basis depending on local needs. Provision will be made in one or more of the following ways:

- a. provision within the development;
- b. a financial contribution to provide facilities on or off site, subject to the approval of the Borough Council; or
- c. a financial contribution to enhance facilities nearby, subject to the approval of

the Borough Council.

The Borough Council will secure provision through planning conditions or through the negotiation of a Section 106 agreement. A commuted sum for maintenance will be sought if the developers wish the Borough Council to adopt the space provided.

8.2.1 Paragraph 73 of the NPPF states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

8.2.2 The provision of open space or facilities to support new developments will be made either through new provision as part of the development or in the form of commuted sums to be used to provide open space elsewhere.

8.2.3 It is intended to replace the existing Supplementary Planning Guidance for Open Space Provision (2001) with a new Supplementary Planning Document which will explain the method by which the Borough Council will require new open space provision in or near to new development. It will help applicants to incorporate the open space provision requirements into development proposals. Open space provision may be one or more of different types of open space such as open space, allotments, sport pitches, parks, playing area etc. The Supplementary Planning Document will also provide guidance on any financial contributions required. The design, location and type of new open space must be considered in relation to the proposed and existing development. Its function and layout should be integrated with the rest of the development.

8.2.4 Any new provision of open space created since the adoption of the Local Planning Document will also be protected under this policy.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 20: Protection of Open Space
- LPD Policy 39: Housing Development on Unallocated Sites

Monitoring Information

| Indicator | Target | Collection |
|---|------------------------|-------------------------------|
| New open space committed from s106 agreements | Increase in open space | Monitoring of s106 agreements |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 22 - Local Green Space

Planning permission will not be granted for development on land that is designated as Local Green Space, as shown on the Policies Map, except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.

The following sites are designated as Local Green Space:

- Riverside land, Burton Joyce;
- Millennium Memorial site, Burton Joyce;
- The Grove, Burton Joyce;
- The Pingle, Lambley;
- Newstead Wildlife Meadow, Newstead;
- Walk Mill Pond / Moor Pond Woods, Papplewick;
- Taylors Croft, Woodborough; and
- Governors Field, Woodborough.

8.3.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances.

8.3.2 The Local Green Space Assessment (2015) provides detailed information on the work undertaken and identifies eight sites for formal designation through the Local Planning Document. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

Monitoring Information

| Indicator | Target | Collection |
|-------------------|---------------|------------------------------------|
| Local Green Space | No net loss | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 23 - Greenwood Community Forest and Sherwood Forest Regional Park

Planning permission will be granted for development which supports the aims and objectives of the Greenwood Community Forest and the Sherwood Forest Regional Park.

8.4.1 Paragraph 92 of the NPPF identifies that community forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved community forest plan may be a material consideration in preparing development plans and in deciding planning applications.

8.4.2 Other policies such as Green Belt or landscape policy contained in the NPPF and the Local Planning Document may also apply.

Greenwood Community Forest

8.4.3 Greenwood Community Forest²⁶ in Nottinghamshire is the only Community Forest in the East Midlands region. The Greenwood Community Forest is one of twelve Community Forests established in England in the early 1990s. They were set up with the help of local communities to create well-wooded landscapes, provide green spaces around towns for recreation and sport and provide new habitats for wildlife.

8.4.4 The majority of Gedling Borough falls within Greenwood Community Forest which covers 161 square miles of Nottinghamshire. The Community Forest's mission is to work in partnership²⁷ to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.

8.4.5 The mission of Greenwood Community Forest is:

To work in partnership to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.

²⁶ <http://www.greenwoodforest.org.uk>

²⁷ The Greenwood Partnership consists of Nottinghamshire County Council, Ashfield District Council, Broxtowe Borough Council, Gedling Borough Council, Mansfield District Council, Newark & Sherwood District Council, The Forestry Commission and Natural England.

8.4.6 Development proposals that support the aims of Greenwood Community Forest will:

- make good provision for green infrastructure that meets a range of needs;
- include higher proportions of tree and woodland planting (where this does not impinge on other habitats important for biodiversity), including provision for larger trees within settlements to provide cooler areas and so adaptation against climate change;
- ensure the appropriate management and enhancement of any existing woodlands; and
- ensure that outdoor design provides good access and encourages use by people of all abilities.

8.4.7 Applicants are encouraged to refer to the Forestry and Planning Hub²⁸ for resources to assist in incorporating tree planting and forestry into development proposals.

Sherwood Forest Regional Park

8.4.8 A Regional Park is not a planning designation but is a distinctive and extensive area where management and spatial planning will bring about regionally significant economic, environmental and social benefits.

8.4.9 The Sherwood Forest is a major asset for the people of Nottinghamshire and a significant tourist and visitor destination. The creation of a Regional Park for Sherwood Forest²⁹ has been an aspiration for many years and a feasibility study was commissioned in 2008 to investigate proposals. The study concluded that a Regional Park would provide significant benefits for the area and should focus on environmental enhancement to encourage sustainable economic and social development. The Sherwood Forest Regional Park Board was established in 2009 with a partnership³⁰ to take forward the development of the Regional Park. In 2014, the Sherwood Forest Trust was given an agreed brief to work on behalf of the Board to turn the concept of the Sherwood Forest Regional Park into a reality. The implementation of the Sherwood Forest Regional Park will follow after the launch of the Regional Park in autumn 2015.

8.4.10 The vision of the Sherwood Forest Regional Park is:

Our vision is that by 2025, the Sherwood Forest area will be locally, nationally and internationally recognised as an area of outstanding natural significance and cultural heritage – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting.

²⁸ <http://www.forestryandplanning.org.uk>

²⁹ <http://sherwoodforest.org.uk/sherwood-forest-trust-projects/sherwood-forest-regional-park>

³⁰ The Board membership consists of Council for the Protection of Rural England, Edwinstowe Parish Council, Experience Nottinghamshire, Forestry Commission, Gedling Borough Council, Greenwood Community Forest, Groundwork, Natural England, National Trust, Newark & Sherwood District Council, Nottinghamshire County Council, Nottinghamshire Wildlife Trust, Royal Society for the Protection of Birds, Rural Community Action Nottinghamshire, Sherwood Forest Trust and Thoresby Estates.

8.4.11 Development proposals are encouraged to support the aims of the Sherwood Forest Regional Park.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

Monitoring Information

No indicator

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 24 - Tourist Accommodation

Planning permission will be granted for tourist related accommodation, provided that:

- a. it is not within the Green Belt; or**
- b. it accords with Green Belt policy; and**
- c. it would not have a significant adverse impact on the amenity of nearby residential or non-residential properties.**

8.5.1 Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

8.5.2 Tourist accommodation includes hotels, bed and breakfasts, guesthouses, youth hostels, self-catering accommodation (including chalets and log-cabins) and sites for camping, 'glamping' and caravans.

8.5.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify new tourist accommodation the Green Belt to clearly outweigh the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt and tourist accommodation of this type may therefore be appropriate. Policy guidance covering those issues are included in Policies LPD12 (Reuse of Buildings within the Green Belt), LPD13 (Extensions to Buildings within the Green Belt) and LPD14 (Replacement of Buildings within the Green Belt).

8.5.4 The design and location of the tourist accommodation should be sympathetic to the character of the area. There is a section in the Local Planning Document that provides guidance on design.

Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Number of planning permissions for new tourist accommodation | No target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 25 - Equestrian Development

Planning permission will be granted for the keeping of horses for recreational purposes and the construction of associated small stables or development connected with equestrian activities, provided the following criteria are met:

a) either:

- 1. it is in accordance with Green Belt policy and would not conflict with the purpose of including the site within the Green Belt; or**
- 2. it is within an existing built up area or involve the re-use of existing buildings.**

b) in all cases;

- 1. it is of a high standard of design and does not adversely affect the character and appearance of the surrounding area by reason of its scale, bulk, form, layout or materials;**
- 2. there is no significant adverse impact on highway safety and appropriate provision for parking is made;**
- 3. it would not cause a significant adverse impact on the amenity of nearby residential and non-residential properties; and**
- 4. it would not cause a significant adverse impact on Local Wildlife Sites.**

8.6.1 Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This can include equestrian activities.

8.6.2 Equestrian activities are increasingly popular in many parts of the countryside and must be carefully controlled if the openness of the Green Belt is not to be adversely affected. By locating equestrian development such as riding schools, larger commercial uses relating to horses, small stables and associated structures within existing built up areas, or involving the re-use of existing buildings, the impact on the Green Belt will be minimised.

8.6.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify inappropriate development in the Green Belt which clearly outweighs the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt. Policy guidance covering those issues are included in policies LPD12 (Reuse of Buildings within the Green Belt), LPD13 (Extensions to Buildings within the Green Belt) and LPD14 (Replacements of Buildings within the Green Belt) of the Local Planning Document.

8.6.4 The design and location of the equestrian development, including small stables, should be sympathetic to the character of the area.

Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacements of Buildings within the Green Belt
- LPD Policy 46: Agricultural and Rural Diversification

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None.

9 Historic Environment

9.1 The historic environment in the United Kingdom is rich and varied. It ranges from the industrial revolution of the 18th and 19th Centuries to the Iron and Bronze Ages and beyond. Protection and enhancement of the historic environment is important for a number of reasons. The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past.

9.2 Within Gedling Borough, the depth and breadth of the historic environment is clear from the number and type of heritage assets present. This section sets out policies designed to protect and enhance different types of heritage assets and the wider historic environment.

9.3 This section includes the following policies:

- LPD Policy 26: Heritage Assets;
- LPD Policy 27: Listed Buildings;
- LPD Policy 28: Conservation Areas;
- LPD Policy 29: Historic Landscapes, Parks and Gardens;
- LPD Policy 30: Archaeology; and
- LPD Policy 31: Locally Important Heritage Assets.

Policy LPD 26 - Heritage Assets

a) All development proposals that may affect any designated or non-designated heritage asset will be required to:

- 1. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish its history, character, architectural style, past development and any archaeology; and**
- 2. identify the impact of the proposals on the special character of the asset; and**
- 3. if there would be harm to the asset or its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit.**

b) Development proposals that would preserve and/or enhance the significance of a heritage asset will be supported.

c) Development proposals that would cause harm to the significance of a

heritage asset will be refused permission unless there are overriding public benefits and mitigation measures are secured.

d) Where permission is granted the Council will, where necessary, secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.

9.1.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

9.1.2 The protection of heritage assets is covered in national guidance and legislation. One of the twelve core planning principles contained in the NPPF (paragraph 17) is that planning should “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. The NPPF also sets out a number of requirements for local planning authorities when preparing local plans and determining planning applications. This is supported by a section in the NPPG which provides further guidance on applying and interpreting the policy requirements in the NPPF. The Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979) both set out legislation relating to specific types of heritage asset.

9.1.3 Policy 11 of the Aligned Core Strategy provides the strategic approach for the protection of the historic environments of Broxtowe Borough, Nottingham City and Gedling Borough. It sets out that proposals and initiatives which conserve and/or enhance the historic environment and heritage assets will be supported and also provides details of approaches that will be taken to protect and enhance the historic environment. Policy 11.2 identifies a number of elements of the historic environment which are particularly important across the plan area of the Aligned Core Strategy. These include:

- the coal mining heritage;
- Newstead Abbey Park; and
- Sherwood Forest.

9.1.4 Policy LPD26 (Heritage Assets) is designed to act alongside national and local policy and guidance and sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Where development proposals relate to a heritage asset itself or an asset is located within or close to a development site, the development proposals will clearly have an impact on the heritage asset. As such, information about the significance of the asset and the impact of the proposals will be required in support of the planning application. However, the setting of certain heritage assets can stretch over a wide area meaning that development some distance from the asset(s) itself may affect its significance.

9.1.5 Prospective applicants are advised to engage in early pre-application discussions with the Borough Council to identify where proposals may impact on heritage assets and define the scope of any work required on the impact of the proposals on heritage assets. Guidance is available from the Historic England website regarding conservation principles³¹.

9.1.6 Other policies within the Local Planning Document also relate to specific types of heritage assets. Listed Buildings, scheduled monuments, registered parks and gardens and Conservation Areas are known as ‘designated heritage assets’ as they have been formally identified as having significance and a considerable degree of weight is attached to their conservation. Policy is also provided on ‘locally important heritage assets’ and potential areas of archaeology. These are referred to as ‘non-designated heritage assets’ and are identified by the Borough Council. While worthy of recognition, their conservation does not carry the same weight as the conservation of designated heritage assets.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Area
- LPD Policy 29: Archaeology
- LPD Policy 30: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

| Indicator | Target | Collection |
|--|----------|--|
| Number of planning applications approved against Historic England advice | Zero | Monitoring of planning permissions |
| Number and percentage of heritage assets on Heritage at Risk Register | Zero | Annually through publication of Historic England’s Heritage at Risk Register |
| No of s106 obligations to manage and conserve heritage assets | Increase | Monitoring of s106 agreements |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a historic environment or heritage conservation statement

³¹ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

- an explanation of the significance of the heritage asset including information on its history, character, architectural style, past development and any archaeology; and
- a description of the impact of the proposal on the significance and special character of the heritage asset(s) and its setting; and
- details of the public benefits that would arise from that proposal.

Policy LPD 27 - Listed Buildings

a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which preserve and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported.

b) Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.

9.2.1 The Listed Buildings and Conservation Area Act (1990) requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give weight to their conservation in making planning decisions. To be 'listed' a building must have:

- architectural interest due to its design, decoration or craftsmanship or be a nationally important example of a particular building type or technique; or
- historic interest due to it illustrating an important aspect of the nation's social, economic, cultural or military history and/or have a close association with nationally important people; there should normally be some quality in the physical fabric of the building.

9.2.2 Listed Buildings are grouped into three grades to reflect their relative interest. Buildings at Grade I are of exceptional interest, Grade II* are of particular importance while Grade II are of special interest. Buildings which do not meet the criteria for listing can be considered for identification as a locally important heritage asset (see Policy LPD31). Buildings which date from prior to July 1948 and that are within the curtilage of a Listed Building are also Listed Buildings.

9.2.3 Once buildings are listed they are protected through two complementary regimes; Listed Building Consent and the planning application process. Listed Building Consent is required for work to demolish, alter or extend a Listed Building. Carrying out works to a Listed Building without this written consent is an offence, unless the works are urgently required for health and safety reasons or to preserve the building. Listed Building Consent is required for all work to a Listed Building; planning permission may also be required depending on the nature of works being undertaken.

9.2.4 The NPPF and NPPG provide policy and guidance to be used when determining planning applications for development to or within the setting of Listed

Buildings. Great weight should be given to conserving the heritage asset and proposals resulting in the total loss or substantial harm should only be granted in exceptional circumstances. Where there is less than substantial harm, this should be weighed against the public benefits of the proposal. The Courts have, however, ruled that considerable weight should be given to any harm to Listed Buildings even if the harm is considered less than substantial, so as to accord with Section 66 of the Listed Buildings and Conservation Area Act (1990). Section 66 requires that special regard is given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

9.2.5 In total there are 189 Listed Buildings in Gedling Borough, including six Grade I buildings and 15 Grade II*. Historic England is the Government’s advisor on Listed Buildings and heritage matters in general. Their annual ‘Heritage at Risk’ Register provides details on the Listed Buildings which are at risk of losing their historic or architectural significance. One of the monitoring indicators agreed through the Aligned Core Strategy is to reduce the number of heritage assets (including Listed Buildings) defined by Historic England as being ‘at risk’. Nottinghamshire County Council’s own Building At Risk Register³² will also be used to monitor the condition of Listed Buildings in the Borough.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Archaeology
- LPD Policy 30: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|--|
| Number and percentage of Listed Buildings on Heritage at Risk Register | Zero | Annually through publication of Historic England’s Heritage at Risk Register |
| Number of planning applications approved against Historic England advice | Zero | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a historic environment or heritage conservation statement

³² <http://www.nottinghamshire.gov.uk/whats-on/heritage/buildings-at-risk>

- an explanation of the significance of the Listed Building(s) including information on its history, character, architectural style, past development and any archaeology
- a description of the impact of the proposal on the significance and special character of the Listed Building(s) and its setting
- details of the public benefits that would arise from the proposal

Policy LPD 28 - Conservation Areas

a) Within the Conservation Areas shown on the Policies Map, development proposals should preserve or enhance the character or appearance of Conservation Areas and should:

- i. be of an appropriate design and scale; and
- ii. use building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context; and
- iii. retain historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and
- iv. retain and restore, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention; and
- v. not harm important views into, out of or within Conservation Areas; and
- vi. protect trees, hedgerows, open spaces and other significant landscape features and incorporates landscaping appropriate to the character and appearance of Conservation Areas; and
- vii. result, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

b) Within the Conservation Areas shown on the Policies Map, planning permission for development proposals involving total or substantial demolition will only be granted if it can be demonstrated that:

- i. the structure to be demolished makes no material contribution to the special character or appearance of the area; or
- ii. the structure is wholly beyond repair or incapable of beneficial use; or
- iii. the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area; and
- iv. redevelopment proposals are included in the application and conserve or enhance the character of Conservation Areas.

c) Planning permission will not be granted for development proposals affecting the setting of Conservation Areas, if it adversely affects its significance including, character, appearance of or views into or out of Conservation Areas.

9.3.1 Conservation Areas are areas where groups of buildings and features have historic or architectural value and it is desirable to preserve or enhance the appearance of the area. They can contain designated assets, such as Listed Buildings and Scheduled Monuments, non-designated heritage assets and also buildings or features which, while individually may not warrant protection or recognition, may make a contribution to the special character of the Conservation Area.

9.3.2 Designation of Conservation Areas is usually undertaken by local planning authorities; section 69 of the Listed Buildings and Conservation Areas Act (1990) requires that each local planning authority considers whether any parts of their area meet the criteria for designation as a Conservation Area and then designate them. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

9.3.3 There are six Conservation Areas within Gedling Borough. These are:

- Bestwood Village;
- Calverton;
- Lambley;
- Linby;
- Papplewick; and
- Woodborough.

9.3.4 Consideration has been given to whether any additional areas should also be designated as Conservation Areas but it is not viewed necessary at this time to do so. As part of the protection and enhancement of Conservation Areas, it is expected that they will be periodically reviewed and a management plan prepared. Progress will be reported through the Authority Monitoring Report. Conservation Areas also feature on Heritage at Risk Registers.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 30: Archaeology
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

| Indicator | Target | Collection |
|---------------------------------------|---------------|---------------------------------|
| Number and percentage of Conservation | Zero | Annually through publication of |

Areas on Heritage at Risk Register

Historic England's Heritage at Risk Register

Percentage of Conservation Areas with review and Management Plan less than 5 years old

Monitoring of Conservation Areas

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a Historic Environment or Heritage Conservation Statement
- an explanation of the significance of the Conservation Area(s) including information on its history, character, architectural style, past development and any archaeology
- a description of the impact of the proposal on the significance and special character of the Conservation Area(s) and its setting
- details of the public benefits that would arise from the proposal

Policy LPD 29 - Historic Landscapes, Parks and Gardens

a) Development proposals should respect the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.

b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to safeguard features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.

9.4.1 It is not just buildings and other man made features that can contribute to the historic environment. Many natural or semi-natural features are important in helping to understand the past and contributing to a sense of place. The British Isles have been inhabited for many thousands of years and humans have helped shape the landscape in numerous ways. This connection between humans and landscapes is expressed in the European Landscape Convention which provides the context for planning decisions affecting landscapes and landscape features.

9.4.2 The key historic landscape in Gedling Borough is Sherwood Forest. The historic extent of Sherwood Forest covered large parts of the Borough and, while much of this has now disappeared, there are remnants. Policy 11 of the Aligned

Core Strategy recognises the importance to Greater Nottingham of Sherwood Forest, while Policy LPD23 of the Local Planning Document supports the establishment of the Sherwood Forest Regional Park. Other important landscapes and features are recorded by Nottinghamshire County Council as part of the Historic Environment Record; developers are encouraged to engage at an early stage on development proposals to help identify any features which require recognition through planning decisions.

9.4.3 The grounds of many large buildings and open spaces created as part of new developments have often been specifically designed to make a contribution to the architectural significance of the building or area. While these grounds may form part of the setting of a heritage asset they are, in certain circumstances, also valuable in their own right and therefore worthy of recognition and protection. Historic England maintains a list of 1,600 Registered Parks and Gardens which are deemed to be nationally important; four of these are in Gedling Borough. These are:

- Bestwood Pumping Station;
- Newstead Abbey;
- Papplewick Hall; and
- Papplewick Pumping Station.

9.4.4 These are major landmark heritage assets and a feature of the wider landscape. Their setting extends into the surrounding landscape and is affected by the topography of the area. The impact of development within this setting is an important material consideration when determining planning applications.

9.4.5 As with other designated heritage assets, the condition of the assets and potential risks are monitored by Historic England through their Heritage at Risk Register. This will be used to monitor the effectiveness of this policy and guide other work undertaken in accordance with Policy 11.3 of the Aligned Core Strategy.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Archaeology
- LPD Policy 31: Locally Important Heritage Assets
- LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|--|
| Number and percentage of Registered Parks and Gardens on Heritage at Risk Register | Zero | Annually through publication of Historic England's Heritage at Risk Register |
| Number of planning applications | Zero | Monitoring of planning permissions |

approved against Historic England advice

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a historic environment or heritage conservation statement
- an explanation of the significance of the Registered Parks or Gardens or landscape feature including information on its history, character, architectural style, past development and any archaeology
- a description of the impact of the proposal on the significance and special character of the Registered Parks and Gardens or landscape feature and its setting
- details of the public benefits that would arise from the proposal

Policy LPD 30 - Archaeology

a) Development proposals are expected to protect the significance of the Scheduled Monuments shown on the Policies Map, including their setting.

b) Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains.

9.5.1 The 'scheduling' of nationally important sites dates back to 1913 and the current list contains a wide range of different classes. While the term 'Scheduled Monument' is used as shorthand, scheduling can be applied to any deliberately created structure, whether visible or not, including prehistoric standing stones, castles, monasteries and even to relatively recent assets such as collieries.

9.5.2 To be scheduled, assets need to be nationally important and scheduling needs to be the most appropriate way of preserving the asset. There are nearly 20,000 Scheduled Monuments in England and, of these, nine are in Gedling Borough. These include both Top and Bottom Crosses at Linby, Fox Wood earthworks and the Roman Camp both near Calverton.

9.5.3 Scheduled Monuments are designated heritage assets in terms of the NPPF and great weight should be given to their conservation; their total loss or substantial harm to them should only be allowed in exceptional cases. Work directly to scheduled monuments requires Scheduled Monument Consent to be granted by the Secretary of State. Scheduled Monuments are also included on English Heritage's 'Heritage at Risk' Register; this will be used to monitor the condition of scheduled monuments in the Borough.

9.5.4 Many archaeological sites are, as yet, unknown but the potential for archaeology can be predicted using a number of sources of information such as the location of previous finds and written records. Information on the archaeological potential of areas and sites is held by in the Historic Environment Record by Nottinghamshire County Council who should be consulted early on to establish the need for further archaeological investigation or field work. In certain circumstances conditions may be applied to planning permissions to provide for the effective monitoring and management of archaeology.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|--|
| Number and percentage of Scheduled Monuments on Heritage at Risk Register | Zero | Annually through publication of Historic England's Heritage at Risk Register |
| Number of planning applications approved against Historic England advice | Zero | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a Historic Environment or Heritage Conservation Statement.
- an explanation of the significance of the Scheduled Monument(s) or archaeological site(s) including information on its history, character, architectural style, past development and any archaeology
- a description of the impact of the proposal on the significance and special character of the Scheduled Monument(s) or archaeological site(s) and its setting
- details of the public benefits that would arise from the proposal
- where necessary, evidence of geophysical investigation, trial trenches or other investigative measures.

Policy LPD 31 - Locally Important Heritage Assets

The retention of Locally Important Heritage Assets is encouraged. Where planning permission is required for development proposals affecting a Locally Important Heritage Asset, permission will only be granted where its significance is preserved or, where relevant, enhanced.

9.6.1 It is not only those heritage assets that have been formally designated by the Government that are worthy of recognition for their historic or architectural significance. Other heritage assets may be locally important but perhaps do not meet the standard required to be a Listed Building or Scheduled Monument. Paragraph 135 of the NPPF identifies that the effect of a development proposal on a non-designated heritage asset should be taken into account and a balanced judgement taken, having regard to the scale of harm and the significance of the heritage asset.

9.6.2 In order to provide certainty over what is classed as a non-designated heritage asset, it is proposed to use a robust and proportionate process to prepare a list of these locally important assets. It is expected that this will involve the following stages:

- Developing selection criteria;
- Identifying potential assets;
- Assessment of assets against criteria;
- Ratification of the final list; and
- Periodic review of the list.

9.6.3 It is proposed to undertake this process following completion of the Local Plan process. This will mean that locally important heritage assets are not given the full statutory protection of the Development Plan. The fact, however, that the list will have been through a robust assessment process involving heritage experts means that inclusion on the list will be a material consideration that is capable of being given substantial weight when determining planning applications.

9.6.4 The existing list of Local Interest Buildings that was prepared for the Gedling Borough Replacement Local Plan (2005) will be the starting point for identifying potential assets for inclusion on the updated list. In the period prior to the updated list being available, Policy LPD31 will be applied to those assets on the existing list although a view will need to be taken on whether there have been significant changes since 2005 and the extent to which these changes have affected the significance of the asset.

Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings

- LPD Policy 28: Conservation Areas
- LPD Policy 29: Archaeology
- LPD Policy 30: Historic Landscapes, Parks and Gardens

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Number of Locally Important Heritage Assets | No loss | Monitoring of planning permissions |
| Number and percentage of Locally Important Heritage Assets at risk | Zero | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a Historic Environment or Heritage Conservation Statement
- an explanation of the significance of the Locally Important Heritage Asset(s) including information on its history, character, architectural style, past development and any archaeology
- a description of the impact of the proposal on the significance and special character of the Locally Important Heritage Asset(s) and its setting
- details of the public benefits that would arise from the proposal.

10 Design

10.1 The NPPF includes a number of references to the importance of design in planning. Paragraph 56 sets out that Government attaches great importance to design and it is a key aspect of sustainable development and indivisible from planning. Ensuring that buildings and places are well designed is an integral part of the planning system and can help achieve a range of planning objectives.

10.2 Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

10.3 Section 7 of the NPPF, the design section of the NPPG and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy all provide guidance on the design of development. Design is also affected by a number of other policies in the Aligned Core Strategy, such as those related to climate change, green infrastructure and heritage.

10.4 This section adds the following policies:

- LPD Policy 32: Amenity;
- LPD Policy 33: Residential Density;
- LPD Policy 34: Residential Gardens; and
- LPD Policy 35: Safe, Accessible and Inclusive Development.

Policy LPD 32 - Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;**
- b. overbearing;**
- c. overlooking;**
- d. noise;**
- e. level of activity on site;**
- f. traffic;**
- g. residential visual amenity;**
- h. other forms of pollution;**
- i. impact on amenity space; and**

j. impact on renewable energy generation.

10.1.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17).

10.1.2 This policy seeks to define more clearly what is meant by ‘amenity’ to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the ‘significant adverse impact’ required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

10.1.3 The table below sets out each of the factors identified in the policy and sets out how it will be assessed and the potential mitigation measures or conditions that may be considered.

| Impact | How assessed | Potential Mitigation |
|---------------|---|---|
| Overshadowing | The extent to which the height, bulk and position of a building will reduce the amount of light to nearby properties. Special consideration will be given to the reduction of light to the main habitable rooms of residential properties. | Scheme designs of different building heights and bulk or plot positions. Potential inclusion of areas of glazing. |
| Overbearing | The extent to which the height, bulk and position of a building will dominate nearby properties. | Scheme designs of different building heights and bulk or plot positions. Potential inclusion of screening. |
| Overlooking | The extent to which the height, topography, position of the building and position of windows will lead to the proposal offering views into neighbouring properties. | Scheme designs of different height, position of the building or position of windows. Potential inclusion of screening or changes in topography. |

| | | |
|----------------------------|--|---|
| | Special consideration will be given to views into residential gardens and the main habitable rooms of residential properties. | |
| Noise | <p>The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties.</p> <p>Special consideration will be given to noise affecting residential areas generated outside of normal business hours.</p> | Conditions monitoring the level of noise or limiting the hours of activity. The inclusion of noise reduction measures such as screening, bunds or insulation. |
| Level of activity on site | <p>The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated.</p> <p>Special consideration will be given to the impact of business/commercial uses within predominately residential areas.</p> | Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas. |
| Traffic | <p>The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area.</p> <p>Special consideration will be given to additional traffic associated with business use created in residential areas.</p> | Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours. |
| Residential Visual Amenity | The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live. | Scheme designs of different size, scale or plot positions. |
| Other forms of pollution. | The extent to which the nature, use or design of the proposal will | Conditions or mechanism to control emissions from the site and the direction or |

| | | |
|---|--|--|
| | <p>lead to</p> <ul style="list-style-type: none"> • Air pollution; • Water pollution; • Light pollution; and/or • Visual pollution. | <p>timing of lighting.</p> <p>Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.</p> |
| Impact on amenity space | The extent to which proposals will result in the loss of small scale open space within wider developed areas or render them unusable. | Alternative scheme designs and layouts which avoid the loss or harm; the provision of amenity space of an equivalent value in compensation. |
| The impact on renewable energy generation | The extent to which the height, bulk, position or orientation of buildings will affect the ability of any nearby solar panels or wind turbines to generate energy through overshadowing or affecting the direction and/or speed of prevailing winds. | Scheme designs of different building heights and bulk or plot positions. |

10.1.4 While the impacts of development during the construction phase can be acute they are generally short term, especially for smaller schemes, and can usually be managed effectively. For larger schemes the use of conditions on working hours, access for construction vehicles and dealing with waste will be considered. For large schemes which often take a number of years to complete, such as large residential schemes, working groups made up of the developers and local residents will be encouraged to provide a two-way forum to raise and discuss issues.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 10: Pollution
- LPD Policy 11: Air Quality

Monitoring Information

No indicator

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 33 - Residential Density

a) Planning permission will not be granted for proposals for residential development of less than 30 dwellings per hectare.

b) Exceptions to this are:

- i. within or adjacent to Burton Joyce, Lambley, Ravenshead and Woodborough where planning permission will not be granted for residential development of less than 20 dwellings per hectare; and**
- ii. within or adjacent to Bestwood Village, Calverton and Newstead where planning permission will not be granted for residential development of less than 25 dwellings per hectare; and**
- iii. locations where there is convincing evidence of a need for a different figure.**

c) Residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.

10.2.1 The density of residential development is one of the key components of ensuring that new homes are in keeping with the existing character of an area. Previous density policy was based on Planning Policy Statement 3 which set out a national indicative minimum density of 30 dwellings per hectare. The NPPF, at paragraph 47, requires local planning authorities to set out their own approach to housing density to reflect local circumstances.

10.2.2 Gedling Borough has a mix of densities ranging from high density development in the urban areas and former coal mining villages to low density villages where openness is a key characteristic. As such it is considered that imposing a single density would not be appropriate. Equally, not providing a density figure and leaving density to be determined on a case by case basis would not provide clarity or certainty.

10.2.3 To ensure that residential development achieves an efficient use of land, a minimum density will be identified for different areas. The policy, however, allows for higher densities provided this reflects local characteristics and does not harm local character. Where higher densities are proposed and will not reflect local characteristics, a balanced decision will be required taking account of the need for higher densities in order to deliver wider public benefits (e.g. where higher densities are required to deliver a return sufficient to make the redevelopment of a brownfield site viable).

10.2.4 It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas

which, in accordance with Policy 2 of the Aligned Core Strategy, is where most development is being focussed. The villages and key settlements in Gedling Borough vary in character and two different minimum densities have been included in the policy to reflect this. The densities used have been informed by the recommendations of the masterplanning work done for Bestwood Village and Calverton. The work recommended that a density of 25 dwellings per hectare would be appropriate for the character of Bestwood Village and Calverton; it is considered that the character of Newstead is similar to these settlements. The recommendation for Ravenshead was that a density of 20 dwellings per hectare would be appropriate. This density is also considered to be appropriate to apply to Burton Joyce as the character of this settlement is similar to Ravenshead. For the settlements of Lambley and Woodborough, this lower density was also considered appropriate to reflect the existing historic character. In other locations the previous national minimum density of 30 dwellings per hectare will apply. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

10.2.5 While the density figures in the policy are considered to be appropriate and reflect the character of different areas there will be circumstances when these will be inappropriate. This includes:

- within the washed over villages of Linby, Papplewick and Stoke Bardolph where appropriate density will need to be judged on the basis of limited infilling;
- within or close to heritage assets such as Conservation Areas or Listed Buildings where density will need to ensure that the significance of the asset is conserved and/or enhanced; and
- where characteristics are of a localised nature (e.g. a single street).

10.2.6 Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed.

10.2.7 The way that density is calculated will be important to the implementation of this policy and achieving the required densities. Density will be calculated using the number of dwellings on site divided by the site area. In establishing the site area, land uses such as private gardens, car parking, access roads within the site and open space required by policy (such as children's play areas) will be included; sustainable drainage schemes which form part of the open space requirement will also be included. The following will be excluded:

- major distributor roads and other strategic transport facilities (i.e. Park & Rides);
- education facilities;
- designated shopping centres (i.e. local centres);
- open spaces serving a wider area;
- SuDS schemes that do not contribute to the open space requirement; and
- significant landscape buffers.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 34: Residential Gardens

Monitoring Information

| Indicator | Target | Collection |
|----------------------------|---|--|
| Density of new development | Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare | Monitoring of completions on sites of 50 dwellings or more in the urban area and sites of 10 dwellings or more in the rural area |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- if proposing density lower than the policy requirement, information to justify the proposed residential density

Policy LPD 34 - Residential Gardens

a) Development involving the loss of residential gardens will not be permitted unless:

- i. **the development proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
- ii. **the development proposal would result in a significant improvement to the urban design of an area; or**
- iii. **the development proposal is an extension to an existing residential building and would retain an adequate area of functional garden.**

b) In all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the streetscene is not harmed and that appropriate boundary treatments and planting are retained.

10.3.1 The development of residential garden land has been a source of much housing in Gedling Borough over the last few years. Since 2005, 24% of the new homes built in the Borough have been on residential garden land. The development of residential garden land has not been evenly distributed and certain areas, such as

Ravenshead and Mapperley Plains, have experienced more of this type of development.

10.3.2 The development of residential garden land has the benefit of providing new homes without the need for changes to the Green Belt and in locations that are often close to existing services and facilities. However, the loss of residential garden land to housing can lead to changes in the character of areas, pressure on local infrastructure and an increase in the risk of flooding from surface water runoff.

10.3.3 Paragraph 53 of the NPPF enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land listed above, the lack of specific policies in the NPPF or Aligned Core Strategy and the concerns expressed about this type of development by a number of local residents, it is considered necessary to do so in Gedling Borough.

10.3.4 Policy LPD34 has been drafted in such a way so as to give the flexibility to allow the development of residential garden land in certain circumstances. Policy LPD33 on residential density acts as a guide as to where higher densities are appropriate, although a decision will have to be made on a case by case basis. It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead and Woodborough. The villages of Linby, Papplewick and Stoke Bardolph are also likely to be unsuitable for higher densities. These villages are washed over by the Green Belt. This means that only 'limited infilling (see Policy LPD15) is permitted. Where the development of residential gardens is acceptable in principle it should not be done in such a way so as to cause harm to the area.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 33: Residential Density

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|---------------------------|
| Number of homes built on residential garden land | No target | Monitoring of completions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 35 - Safe, Accessible and Inclusive Development

Planning permission will be granted for development proposals provided:

a) The proposal provides streets and spaces that:

- i. create or contribute towards a simple, well-defined and inter-connected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings, without compromising the security of the development;
- ii. provide direct, clear, safe and attractive links to existing routes, local and wider services, amenities and facilities including public transport;
- iii. ensure that the layout, scale and enclosure of streets and spaces are appropriate to their function, character, capacity, hierarchy and local climatic conditions;
- iv. incorporate existing and new green infrastructure to reinforce the character of streets and spaces; and
- v. takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area.

b) The proposal provides a layout and form of development, including the size, shape, form and configuration of blocks and plots, which:

- i. achieves continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm; and
- ii. creates distinct public fronts and private backs with clear and obvious ownership and responsibility for external spaces provided; and
- iii. enable active frontages to the public realm and natural surveillance over all publicly accessible spaces; and
- iv. establishes a coherent and consistent building line and setback that relate to the street alignment; and
- v. responds appropriately to local climatic conditions including solar orientation and prevailing winds to maximise the opportunities for energy efficient design, renewable energy generation and access to sunlight within the development, while minimising the negative effects of wind including wind turbulence and funnelling; and
- vi. enables existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; and
- vii. is flexible to accommodate alternative but appropriate building types, plot types and uses which could adapt or change independently over time, taking into account the possibility for future extension; and
- viii. enables the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary.

c) The massing, scale and proportion of development should be appropriate to

the immediate context, site constraints, character of adjoining streets and spaces (including consideration of materials, architectural style and detailing), the setting, public function and/or importance of the proposed development and the location within the townscape. Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing.

10.4.1 As set out above, the NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.

10.4.2 The layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places for all users including those with mobility issues. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

10.4.3 This policy provides guidance on the application of Policy 10 of the Aligned Core Strategy. It provides detail on how development can create attractive, safe, inclusive and healthy environments. This policy operates with a number of other policies contained in the Local Planning Document to achieve this.

10.4.4 While this policy may be more easily applied to large scale new development, especially new large residential sites, it will also be important to ensure that small scale development within established areas is assessed against the requirements of this policy. Small scale development that is insensitive to existing character can have an adverse impact on the sense of place. Minor changes to proposals can overcome this issue and also potentially improve existing areas making them safer to use or more attractive.

Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 19: Landscapes
- LPD Policy 26: Heritage Assets
- LPD Policy 37: Housing Type, Size and Tenure
- LPD Policy 33: Residential Density

Monitoring Information

No indicator.

Planning Application Information

10.4.5 Where decisions will use this policy, it is likely that the following information will be required:

- None

11 Homes

11.1 Paragraph 50 of the NPPF requires Local Plans to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The Gedling Housing Delivery Plan (2014) is clear that housing is a top priority for Gedling Borough.

11.2 Policy 2 of the Aligned Core Strategy sets a strategy of urban concentration for housing development. In addition to the strategic sites allocated in the Aligned Core Strategy, the Local Planning Document allocates non-strategic sites in and adjoining the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages.

11.3 The Borough Council is committed to bringing empty properties back into use, which accords with paragraphs 50 and 51 of the NPPF. The Borough Council is doing this by identifying long term empty dwellings and then working with owners to bring them back into use or, where necessary, taking enforcement action. In 2013, the Borough Council implemented changes to the collection of Council Tax in respect of empty properties, in relation to discounts and exemptions for unoccupied and unfurnished properties, uninhabitable properties and long term empty properties.

11.4 The Local Planning Document sets out policies that guide the nature of new homes in the Borough. This includes affordable housing provision and ensuring a range of different types of homes including specialist accommodation, work-live units and self build and custom homes. It also provides policy guidance for housing development on unallocated sites and for extensions to dwellings that are not located within the Green Belt.

11.5 The policies for housing are:

- LPD Policy 36: Affordable Housing;
- LPD Policy 37: Housing Type, Size and Tenure;
- LPD Policy 38: Specialist Accommodation;
- LPD Policy 39: Housing Development on Unallocated Sites;
- LPD Policy 40: Live Work Units;
- LPD Policy 41: Self Build and Custom Homes; and
- LPD Policy 42: Extensions to Dwellings Not in the Green Belt.

Policy LPD 36 - Affordable Housing

Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of 10%, 20% or 30% of the dwellings provided for affordable housing depending on location, as set out in the Affordable Housing Supplementary Planning Document, or otherwise agreed by the Borough Council.

11.1.1 Affordable housing is defined in the NPPF and the Aligned Core Strategy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that new affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

11.1.2 Policy 8 of the Aligned Core Strategy confirms a target for new affordable housing provision within Gedling Borough. The Aligned Core Strategy requires affordable housing to be provided as part of new residential development on appropriate sites and the percentage targets will be sought through negotiation.

11.1.3 The Nottingham Core HMA Strategic Housing Market Needs Assessment identifies the level of affordable need for each authority based upon current and future projections and the development targets.

11.1.4 This policy sets a requirement for affordable housing provision on sites of 15 dwellings or more with the percentage targets based upon location as set out in the Affordable Housing Supplementary Planning Document adopted in December 2009. The Supplementary Planning Document contains three key elements which impact on the delivery of affordable housing within the Borough:

- the site threshold for the provision of affordable housing;
- the percentage of affordable housing required based upon location; and
- the details of when off-site contributions will be required.

11.1.5 The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement for affordable housing provision in different sub markets within the Borough. Triggers for review may include significant changes in local circumstances.

11.1.6 It is acknowledged that in some cases, the provision of the 10%, 20% or 30% of the dwellings provided for affordable housing may make the development unviable. Where this is the case, the Supplementary Planning Document confirms that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this. Where the developer is disputing the methodology of the viability study, they must provide a full financial appraisal of the scheme and allow the appraisal to be verified, at their expense, by an independent agent chosen by the Council.

Key Related Policies

- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

Indicator

Target

Collection

| | | |
|--|----------------------------|---------------------------|
| Number of affordable housing delivered and commuted sums | 1,450 affordable provision | Monitoring of completions |
|--|----------------------------|---------------------------|

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- viability evidence to justify the number of affordable homes if fewer than the requirement as set out in the Supplementary Planning Document

Policy LPD 37 - Housing Type, Size and Tenure

Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.

11.2.1 In 2011, Gedling Borough was home to 113,600 people living in 49,349 households. This figure is projected to grow, with most of this growth being accounted for by single person and lone parent households. This reflects long-term societal trends, including later co-habitation and marriage, a higher divorce rate and increasing life expectancy³³.

11.2.2 There are groups of people which may have housing needs which differ from those of the wider population such as older people, adults with learning disabilities and/or autism, people with physical disabilities, vulnerable adults, black and minority ethnic households, households with children, young people, people who want to work from home and people who want to build their own homes.

11.2.3 The Aligned Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development³⁴. The term 'appropriate mix' refers to the right amount of different homes to meet the needs of the people within the area, for instance flats or small houses for single people and couples, large houses for families and appropriate properties for older people. Policy 8.4 of the Aligned Core Strategy sets out a list of criteria which will inform the consideration of an appropriate mix of type, size, tenure and density.

³³ Gedling Housing Delivery Plan, 2014.

³⁴ The reference to 'type' means house, bungalow or flat. The reference to 'size' relates to the floorspace and the number of bedrooms. The reference to 'tenure' refers to whether the occupier is a tenant or homeowner.

11.2.4 This policy will apply primarily to new housing development proposals in the key settlements and the other villages. Greater accessibility across the main built up area of Nottingham means that specific consideration of an appropriate mix of housing is less likely to be applicable.

11.2.5 Due to the different circumstances, it is important that the housing type, size and tenure of a new housing development is informed by the context of the local area. The extent of the local area will be considered on a site by site basis. Each local area has different characteristics and therefore different needs. When determining planning applications, consideration will be given to the following matters:

- **Local evidence of housing need** – the type of existing housing stock, size of existing properties, occupancy levels, affordability, housing waiting list and the number of long term vacant properties for the local area. New housing development with planning permission and under construction should be taken into account.
- **Local demographic context** – the people, age groups and family circumstances that make up the population in the local area.

11.2.6 There is a need to monitor the local housing need and demand to ensure that an appropriate mix of new housing development is being developed throughout the plan period. The Borough Council's Authority Monitoring Reports will monitor the type, size and tenure of new housing development and consider new information on population and household statistics where available.

11.2.7 In March 2015, the Government introduced a national Starter Homes exception site policy to provide more discounted homes for young first time buyers. The exception site policy enables planning permission to be granted for Starter Homes on underused or unviable industrial and commercial land which has not been currently identified for housing development. The policy also encourages local planning authorities not to seek section 106 affordable housing or tariff-style contributions that would otherwise apply. Where planning applications for Starter Homes come forward on such exception sites, the NPPG states they should be approved unless the local planning authority can demonstrate that there are overriding conflicts with the NPPF that cannot be mitigated.

11.2.8 The concept of Lifetime Homes applies to new housing development proposals to ensure that they are accessible and adaptable throughout the lifetime of occupiers. New homes that are designed to as Lifetime Homes will be convenient for most occupiers, including wheelchair users and disabled people, without the necessity for substantial alterations. In March 2015, the Government introduced a new approach for the setting of technical standards for new housing (which is referred to as the New National Technical Standards) to govern the design and increase the supply of accessible and adaptable homes.

11.2.9 It is not considered that there is a need for separate policies for Starter Homes and Lifetime Homes as there is clear national policy guidance in place.

11.2.10 Guidance on the size of new housing is included in the NPPG. This sets out that where a local planning authority wishes to require an internal space standard they should, after demonstrating a need, do so in accordance with the Nationally Described Standards. In order to introduce these standards local planning authorities will need to provide evidence demonstrating a need in their area and consider the viability of the requirements.

11.2.11 It is not currently proposed to include a policy on Space Standards in the Local Planning Document. The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across the Borough or the impact on the viability of schemes. This will be looked in the future through a review of the Local Plan or the preparation of a Supplementary Planning Document.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice
- LPD Policy 33: Residential Density
- LPD Policy 38: Specialist Accommodation
- LPD Policy 39: Housing Development on Unallocated Sites
- LPD Policy 40: Live Work Units
- LPD Policy 41: Self Build and Custom Homes

Monitoring Information

| Indicator | Target | Collection |
|--|-----------|---|
| Type, size and tenure of new housing development | No target | Monitoring of completions and through the Local Housing Need update |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information needed. Planning applications should clearly identify the proposed types of dwellings, floorspace and number of bedrooms.

Policy LPD 38 - Specialist Accommodation

Planning permission will be granted for specialist accommodation that falls within Use Class C2 (Residential Institutions) of the Use Classes Order, provided:

- a. the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and
- b. the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and
- c. a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of adjoining dwellings.

11.3.1 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

11.3.2 The term 'specialist accommodation' is used to refer to the range of housing options built to assist people, such as older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. A variety of different specialist housing for people exists and new models are being created, such as Extra Care Housing, Retirement Housing and Sheltered Housing.

11.3.3 In 2011, Gedling Borough was home to 22,100 people aged over 65. This figure is expected to increase to around 26,000 by 2020. The population aged over 85 is expected to increase by a third over the same period, and the population living with dementia is expected to rise by over a quarter³⁵. As people get older, their housing needs change. Accessible and adaptable housing is needed for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.

11.3.4 Other groups of people have different needs and may need to live in specialised accommodation with support or care provision. As at August 2015, the number of adults (18-65) receiving social care support living within Gedling Borough are as follows: 201 adults with learning disabilities (some of who also have autism), 73 adults with mental health issues (including people with Asperger's) and 154 adults with physical disabilities.

11.3.5 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances.

³⁵ Gedling Housing Delivery Plan, 2014.

11.3.6 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|------------------------------------|
| Number of planning permissions for specialist accommodation | No target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None. Planning applications should clearly identify the proposed type of accommodation and the number of bedrooms. Information on existing specialist accommodation within the area would be required to demonstrate the need for such specialist accommodation.

Policy LPD 39 - Housing Development on Unallocated Sites

New Build

a) Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided:

- 1. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and**
- 2. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and**
- 3. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**

4. appropriate provision for parking is made.

Conversion and Change of Use to Residential

b) Planning permission will be granted for the conversion and change of use of non-residential buildings to residential use within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages provided:

1. all homes are self contained with independent access arrangements; and
2. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
3. appropriate provision for parking is made.

11.4.1 There will be opportunities for new residential development on sites which are not allocated in the Aligned Core Strategy and Local Planning Document and it is important to ensure that new housing development does not adversely affect the appearance of the area.

11.4.2 The conversion of houses into flats and the change of use of non-residential buildings to residential use can help to provide a range and variety of new homes. As set out in the Gedling Housing Delivery Plan (2014), and in accordance with paragraph 51 of the NPPF, the Borough Council is committed to bringing empty houses and buildings back into use. There are certain types of buildings typically associated with changes of use to residential or conversion e.g. mills, redundant or underused factories and multi-storey buildings. In recognition of its importance and so as to encourage this type of development, the Borough Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres). Guidance related to parking standards is included in the Parking Provision for Residential Development Supplementary Planning Document.

11.4.3 Policy LPD35 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

11.4.4 There are certain areas which are protected from residential development. Employment sites identified in the Aligned Core Strategy and Local Planning Document are protected from residential development under Policy LPD43. Policy related to development on residential garden land is included in Policy LPD34. Development (including residential development) within the Green Belt is covered by

the NPPF and Green Belt policies in the Local Planning Document. Infill development within the Green Belt villages of Linby, Papplewick and Stoke Bardolph is covered by Policy LPD15.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 36: Affordable Housing
- LPD Policy 37: Housing Type, Size and Tenure

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|---------------------------|
| New housing development on windfall sites | No target | Monitoring of completions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 40 - Live Work Units

Planning permission will be granted for live work units (including the conversion and change of use of buildings to live work units), provided the following criteria are met:

- a. the development is in an appropriate location;**
- b. it accords with Green Belt policy;**
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.**

11.5.1 Live work units are ideal for people who want to work from home but prefer a separate work space. This can mean some combination of residential, workspace, commercial, office or other land uses.

11.5.2 The NPPF requires local planning authorities to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Advances in technology have enabled more people to work from home which is encouraged and supported by this policy.

11.5.3 Any proposals for live work units within residential areas and close to good public transport routes are appropriate. Small scale employment uses such as offices are appropriate provided they do not cause a significant adverse impact on the amenity of nearby occupiers. Consideration should be taken into account of any highway issues including highway safety for residents and, if applicable, customers and deliveries.

11.5.4 Policy guidance on homes for rural workers in the Green Belt, which may also include a live work element, is included in Policy LPD17 of the Local Planning Document.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

| Indicator | Target | Collection |
|--|-----------|---------------------------|
| Number of planning permissions for live work units | No target | Monitoring of permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 41 - Self Build and Custom Homes

On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. In all cases, planning permission will be granted for self build and custom homes, provided the following criteria are met:

- the development is in an appropriate location;**
- it accords with Green Belt policy;**
- it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**

- d. **it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- e. **there is no significant adverse impact on highway safety and appropriate provision for parking is made.**

11.6.1 Self build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.

11.6.2 The NPPF requires local planning authorities to identify local demand for people who want to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self build and custom sector can play a key role in achieving this through the Government’s new ‘Right to Build’ policy. The Self build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Gedling Borough is available on the Council’s web site.

11.6.3 The Government intends to inform the final approach for the second part of the Right to Build policy requiring local planning authorities to bring forward plots of land for registered self build and custom builders in due course. On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. For clarification, the term large site means a site of 50 homes or more in the main built up area of Nottingham and a site of 20 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. Information from the local register will be used to demonstrate whether there is a demand for self build or custom homes and set an appropriate percentage for self build and custom plots. The demand will change over time and the number of plots to be provided on large sites will depend on negotiations with developers. It is proposed to support this policy with a Supplementary Planning Document for developers which will provide details on how to deliver self build and custom plots.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|--|
| Delivery of self build and custom homes | No target | Monitoring of the local register, planning permissions and completions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 42 - Extensions to Dwellings Not in the Green Belt

Within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-

- a. the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;**
- b. the proposal conserves any historic significance the building may have; and**
- c. the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.**

11.7.1 Extensions to domestic properties make up the vast majority of planning applications received by the Borough Council. The combined impact they have on an area is therefore significant. While extensions to domestic properties are generally acceptable, they should always be designed to respect the character of the building to which they are to be added and the surrounding area.

11.7.2 Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the Borough Council for information regarding extensions prior to undertaking work.

11.7.3 Extensions to buildings within the Green Belt, including the villages of Linby, Papplewick and Stoke Bardolph, are covered by the NPPF and Policy LPD13.

Key Related Policies

- LPD Policy 32: Amenity

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

12 Employment

12.1 Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business.

12.2 The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy Employment Background Paper, Gedling Borough is to provide 19 ha of industrial/warehousing land and 10,000 sq. m of office space over the plan period to 2028. The existing supply of employment land at about 21.5 ha is sufficient to meet this need.

12.3 The Employment Land Forecasting Study 2015 forecasts modest job growth in Gedling Borough particularly in professional services, health, wholesale, education and construction. Employment in manufacturing is forecast to increase slightly indicating that employment in this sector is now stabilising after a period of decline. Modest increases in those employed in distribution are also forecast and while the Borough is not considered particularly advantageous in terms of road distribution it has some large firms engaged in this activity, including the John Lewis Distribution Centre in Arnold. Some of the job growth is in sectors requiring the provision of B Class type employment space including office space, but it will also be important to cater for the needs of other employment sectors such as health. Construction is identified as a priority by the D2N2 Local Economic Partnership and Gedling Borough has more people employed in construction than the regional and national averages.

12.4 The Borough has a number of established employment areas including Colwick Industrial Estate, which is one of the largest in Greater Nottingham and has a variety of occupiers. This site together with other sites around Netherfield and Colwick provide for a large cluster of firms³⁶ including some rated in the top 20 in Nottinghamshire and these are well located to provide the accommodation needs of firms relocating from the regeneration areas in Nottingham City. A further cluster of firms is centred on Arnold where there are a number of sites ranging in size and include some sites specialising in small work space provision. Other smaller clusters are located at Ravenshead and Calverton.

12.5 The policies relating to employment are:

- LPD Policy 43: Retention of Employment and Employment Uses;
- LPD Policy 44: Employment Development on Unallocated Sites;
- LPD Policy 45: Expansion of Existing Employment Uses Not in the Green Belt;
- LPD Policy 46: Agricultural and Rural Diversification; and
- LPD Policy 47: Local Labour Agreements.

³⁶ The Industrial and Business Register 2015

Policy LPD 43 - Retention of Employment and Employment Uses

a) Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as identified on the Policies Map provided:

- i. the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site;**
- ii. the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale; and**
- iii. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- iv. the proposal would not have a detrimental effect on highway safety; and**
- v. the proposal would not cause harm to the significance of a heritage asset.**

b) Planning permission will not be granted for the redevelopment or reuse of sites or premises as listed above for other purposes unless:

- i. it is demonstrated that there is no demand for the site or premises for its specified employment use;**
- ii. the site is not viable for re-occupation (including through renewal or refurbishment); and**
- iii. the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers; does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset.**

12.1.1 The current stock of protected employment sites and new employment allocations provide a good range and choice of sites and premises in terms of size, type and location. Policy 4 of the Aligned Core Strategy seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy 4 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas. The sites that are protected as employment sites on the Policies Map meet the criteria in Policy 4. The Borough Council will consider releasing such sites only where:

- they are no longer in demand, which will require evidence that they have been marketed for their intended employment purpose without success for a sufficient period of at least 12 months (although this may be varied on a case by case basis); and

- they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for re-occupation or refurbishment for employment uses.

12.1.2 Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy. Whilst most job growth in Gedling Borough is forecast to be in traditional type employment³⁷ some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;
- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

12.1.3 This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these to locations within town centres or edge of centre locations.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|---------------------------|
| Amount of employment land lost to residential and other uses above 0.1 ha threshold | No target | Monitoring of completions |

Planning Application Information

³⁷ These are generally uses within the business class, industrial and warehousing business uses as set out in the Town and Country Planning Use Classes Order.

Where decisions will use this policy, it is likely that the following information will be required:

- for the redevelopment or reuse of sites or premises for purposes other than employment use;
 - marketing evidence for their intended employment purpose without success for a period of at least 12 months;
 - financial appraisal to provide evidence that the premises are not economically viable for re-occupation and refurbishment for employment uses.

Policy LPD 44 - Employment Development on Unallocated Sites

Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria:

- a. **the site is not in the Green Belt;**
- b. **there is no available alternative site within the development limits of an allocated or protected employment area;**
- c. **the proposal would not have a detrimental effect on highway safety;**
- d. **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

12.2.1 The figure for employment land requirements set out in the Employment Background Paper provides a guideline for making specific employment provisions. Whilst allocated sites and the retention of good employment sites are the main means of achieving the economic objectives of the Local Plan, proposals for business development providing employment will be permitted provided the site is not within the Green Belt and there is no alternative³⁸ allocated site or existing employment site available. Proposals on unallocated sites will only be permitted provided they do not adversely affect local amenity.

12.2.2 Gedling Borough has played an important role in providing smaller and more affordable business premises and there are good examples of small workspace provision especially around Arnold and Daybrook, for example the Arnold Business Centre in a converted Victorian factory. The provision of starter units is particularly important in helping to grow the local economy and the Borough has skills levels above the regional and national average and significant potential for entrepreneurial activity. There may be opportunities in and around the Borough's centres especially for mixed use developments that would help sustain the vitality of the town or local centres.

³⁸ An alternative site would need to be suitable in terms of the intended employment purpose, available to the market and achievable in terms of being developed. The site would also need to be capable of serving the intended market area covered by the business.

12.2.3 Policy LPD44 will also apply to Bestwood, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses. For villages in the Green Belt, infill development and the change of use of buildings for employment uses will be subject to Policy LPD15.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

Monitoring Information

| Indicator | Target | Collection |
|--|-----------|---------------------------|
| New industrial and warehouse floorspace taken up on non-allocated sites over 1,000 sq. m or 1 ha threshold | No Target | Monitoring of completions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 45 - Expansion of Existing Employment Uses Not in the Green Belt

Planning permission will be granted for development proposals involving an expansion of an existing employment use provided:-

- the site is not in the Green Belt;**
- the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset.**

12.3.1 It is important to encourage the redevelopment or expansion of existing business premises subject to there being no conflict in terms of the impact on the amenity of surrounding land use especially residential. Many firms need to expand at various stages of their development and expansion in situ may be an attractive option for some businesses. Accepting in principle that firms should be able to expand where possible can create long term confidence in a business location, aid business planning and encourage economic growth and help retain local firms.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 61: Highway Safety

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 46 - Agricultural and Rural Diversification

Planning permission will be granted for rural employment/business development proposals provided it:

- accords with Green Belt policy; and**
- is part of a rural diversification project supporting a farm or land based rural business, making best use of existing permanent buildings.**

12.4.1 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy.

12.4.2 Development proposals that contribute to these aims will be supported although within Gedling Borough proposals will need to be consistent with Green Belt policy. The reuse of buildings in the Green Belt for rural diversification projects is not inappropriate provided it would maintain the openness of the Green Belt (see Policy LPD12).

12.4.3 Rural diversification proposals which would be inappropriate development in the Green Belt would need to be justified by very special circumstances. The need to diversify a rural land based business may form part of the very special circumstances required to justify inappropriate development in the Green Belt. In assessing applications, the Borough Council will distinguish between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 12: Reuse of Buildings Within the Green Belt

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Number of planning permissions granted for rural employment/business development | No Target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 47 - Local Labour Agreements

The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

12.5.1 Local labour agreements are agreements made between the Borough Council and a developer to enable local people to benefit from a proposed development, either through:

- enabling local people to access on site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

12.5.2 Where a local labour agreement is applied for the construction of the development the Borough will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this there will be a consistency of approaches between the Borough Council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

12.5.3 Policy 19 of the Aligned Core Strategy requires all development to meet the reasonable cost of new infrastructure required as a consequence of the proposal. Infrastructure is defined to include training and employment measures for local people and the Borough Council has previously entered into local labour agreements

for certain large projects in order to secure employment and training opportunities for local people and help address skills shortages in the locality.

12.5.4 The Local Planning Document provides for substantial levels of development creating significant job opportunities. In terms of employment the Borough has strong representation in the construction sector which is identified as a priority sector for support by the local D2N2 partnership. However, the construction sector locally and nationally has reported skill shortages which are a potential constraint to growth and therefore it is legitimate to seek contributions towards developing skills in this sector. As well as providing job and training opportunities for local people, local labour agreements can bring benefits to employers by helping to address skills shortages, attract new recruits, improve working practices and by having training packages tailored to the needs of individual developers. A key objective is to provide benefits to local people residing within the Borough but there may be occasions where residents in neighbouring authorities would be eligible.

12.5.5 The approach is based on the model provided by the Construction Industry Training Board. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The Borough would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer or alternatively seek a financial contribution for the same purpose.

Key Related Policies

- ACS Policy 19: Developer Contributions

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|-------------------------------|
| Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement | No target | Monitoring of s106 agreements |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

13 Retail and Community Facilities

13.1 Town Centres perform a variety of different functions. They provide a location for shopping, recreation and community facilities and opportunities for linked trips. They can also provide a location for offices and other types of employment generating uses. Paragraph 23 of the NPPF requires that local plans recognise town centres as the heart of communities and put in place policies that protect their vitality and viability.

13.2 Policy 6 of the Aligned Core Strategy sets out the hierarchy of centres from Nottingham City Centre, which is amongst the top ten centres in the country and is a major destination for shoppers, to centres which serve local communities. This policy also provides guidance on the operation of the sequential and impact assessments.

13.3 Section 8 of the NPPF also provides guidance on achieving sustainable communities through the provision and protection of community facilities. Policy 12 of the Aligned Core Strategy provides policy guidance on the provision of new, extended or improved community facilities. Community facilities should be located in appropriate locations, accessible by a range of sustainable transport modes and be located alongside or shared with other local community facilities.

13.4 This section includes the following policies:

- LPD Policy 48: Retail Hierachy and Town Centre Boundaries;
- LPD Policy 49: Development within Town and Local Centres;
- LPD Policy 50: Upper Floors;
- LPD Policy 51: Impact Assessment Threshold;
- LPD Policy 52: Markets;
- LPD Policy 53: Development within small parades;
- LPD Policy 54: Fast Food Takeaways;
- LPD Policy 55: Security Shutters; and
- LPD Policy 56: Protection of Community Facilities.

Policy LPD 48 - Retail Hierachy and Town Centre Boundaries

The following network and hierarchy of town centres (with boundaries as shown on the Policies Map) is promoted:

Town Centres

- **Arnold**

Local Centres

- **Burton Joyce**
- **Calverton**
- **Carlton Hill**
- **Carlton Square**
- **Gedling Colliery site**
- **Gedling Village**
- **Mapperley Plains**
- **Netherfield**
- **Ravenshead**

13.1.1 Paragraph 23 of the NPPF requires local planning authorities to define a network and hierarchy of local centres and define their extent. Policy 6 of the ACS establishes the hierarchy of centres within Gedling Borough. The Retail Study 2015 has provided updated information regarding the various town centres within the Borough and concludes that Carlton Square functions more like a local centre than a district centre and recommends that the retail hierarchy should be reviewed accordingly. Carlton Square will now be designated as a Local Centre which will bring it in line with centres of a similar character such as Mapperley Plains and Carlton Hill.

13.1.2 Alongside this change a number of alterations are being made to the boundaries of the town centres. The boundary of town centres defines where policies such as LPD 49: Development within Town and Local Centres applies and also helps define which locations are considered edge of centre or out of centre. These changes reflect the current situation on the ground and have been made after a review of the previous boundaries.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Development within Town and Local Centres

Monitoring Information

13.1.3 No indicator

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 49 - Development within Town and Local Centres

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the Town and Local Centres as defined on the Policies Map provided:

- a. **it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages;**
 1. **A2 - 15%**
 2. **A3 - 10%**
 3. **A4 - 10%**
 4. **A5 - 10%**
 5. **Other - 10%**
- b. **it does not result in an unacceptable grouping of non-A1 uses within Town or Local Centres;**
- c. **it does not result in a significant proportion of Arnold Secondary Area being for non-main town centre uses;**
- d. **it is of a high standard of design and does not adversely affect the Town or Local Centre by reason of its scale, bulk, form, layout or materials;**
- e. **it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the Town or Local Centre;**
- f. **it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
- g. **appropriate provision for parking is made.**

13.2.1 The Retail Study (2015) confirms that there is a need for approximately 4000sqm of new floor space in Arnold Town Centre and 700sqm for Carlton Square within the period up to 2028, with a significant proportion being required towards the backend of the plan period. New convenience floor space can be provided by way of extensions to existing convenience retailers within the centres. New comparison floor space required for Arnold Town Centre in the early parts of the plan period is expected to be accommodated through the remodelling of existing premises but there will be a requirement for additional new units. The potential for redevelopment of existing buildings and land is actively being explored to meet the required retail capacity in conjunction with measures to keep the number of vacant units to a minimum. A range of improvements are being considered at Carlton Square including the reconfiguration of existing retail premises in order to make the area more appealing to shoppers.

13.2.2 The situation regarding retail capacity will be kept under review and new development will be considered on a site by site basis in order to account for individual context and characteristics. If necessary further guidance to confirm where additional provision is required to meet identified need will be provided should the capacity not be met through reconfiguration and remodelling of existing floor space within the existing shopping centre boundaries.

13.2.3 Policy 6 of the Aligned Core Strategy establishes the hierarchy of centres within Gedling Borough. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015 updated information regarding the various town centres within the Borough and resulted in a change to the hierarchy. The hierarchy confirmed by Policy 48 is as follows:

- Town Centres – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery site, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

13.2.4 This policy establishes what uses will and will not be permitted within these centres to ensure that vitality and viability is protected. The policy seeks to maintain a mix of uses to ensure that centres have an attractive range of uses. The past few years have seen town centres affected by a range of factors including the recession and the growth of internet shopping. Food and drink, leisure and recreation play a more important role in ensuring that centres continue to be attractive than in the past and it is important that planning policy is sufficient flexible to allow change to occur. However, it is also important there is sufficient control to ensure that no single use (other than A1) comes to dominate the centre leading to a decline in vitality and viability.

13.2.5 The policy controls the proportion of the frontage of the centre within different uses classes. Frontage is calculated using the length of the ground floor of units facing the main shopping areas of the centre. The frontage percentages included in Policy LPD48a have been compared to the current situation and generally allow for some additional new units to open. The overall approach requires that at least 45% of the frontage of the centre is A1 retail.

13.2.6 Proposals which lead to the percentages identified being exceeded will not be in accordance with the policy and will normally be refused planning permission. In certain circumstances, other material considerations may mean that planning permission can be granted even though the percentages would be exceeded. This may include where the unit has been vacant for a substantial length of time or where the proposed use is temporary in nature.

13.2.7 Arnold Town Centre includes both a Primary and Secondary Area. The Primary Area is the main retail core of the centre and should remain the case. Within the Secondary Area a greater mix of uses is permitted provided the area retains its complementary role to the Primary Area. Proposals which result in a significant proportion of the Secondary Area being for residential, industrial or other uses which do not fall into the definition of 'main town centre uses' will not be permitted.

13.2.8 Policy LPD48b restricts new non-A1 units where it would create an unacceptable grouping. This is designed to stop ‘dead frontage’ which can result in different parts of the centre becoming separate from each other leading to reduced pedestrian flows and also to a reduced attractiveness of the centre overall. Whether the development of non-A1 uses within a centre leads to an unacceptable grouping will depend on a number of factors including:

- the nature of the non-A1 use proposed;
- the current situation with frontage and other uses surrounding the proposal;
- the proposed opening hours of the proposal;
- the length of frontage concerned; and
- the position of the frontage within the centre.

13.2.9 Open space within town centres, usually in the form of town or market squares or other civic space, provides opportunities for events and can act as a focal point of the community. They can contribute to the vitality and viability of centres and it is important that they are not significantly affected by development proposals. Part (e) of the policy protects these open spaces along with other important features such as landmark buildings.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 48: Retail Hierarchy and Town Centre Boundaries

Monitoring Information

| Indicator | Target | Collection |
|---|---------------|-------------------------|
| Percentage of frontages for individual uses | No target | Annually through survey |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 50 - Upper Floors

Planning permission will be granted for the change of use of upper floors in Town and Local Centres (as defined on the Policies Map) and small parades of shops for any purpose provided:-

- a. it would not cause unacceptable conflict with the need for rear servicing;
- b. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. appropriate provision for parking is made.

13.3.1 Upper floors within town centres offer a good location for a range of uses, such as restaurants, residential, offices, recreation and leisure uses, as well as making better use of buildings and contributing to vitality and viability. This policy permits the use of upper floors within centres and small parades of shops provided the proposal does not conflict with existing uses, residents or occupiers nearby.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Development within Town and Local Centres

Monitoring Information

Indicator

Target Collection

Number of planning permissions granted None Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 51 - Impact Assessment Threshold

Development proposals for A1 uses of 500sq metres or more (gross) and not within a Town or Local Centre should be supported by an Impact Assessment.

13.4.1 The Government's 'town centre first' policy includes two parts. A sequential assessment (NPPF paragraph 24) seeks to ensure that opportunities within centres are taken and an impact assessment (NPPF paragraph 26) seeks to ensure that new main town centre uses do not lead to a significant adverse impact on investment or the vitality and viability of nearby centres. Paragraph 26 of the NPPF establishes a default threshold of 2,500sq metres to trigger the requirement of the impact assessment.

13.4.2 The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015 recommended that proposals for A1 convenience and comparison stores of 500sqm or more should provide an impact assessment. This conclusion was reached after reviewing committed retail development in the Borough and other local floorspace thresholds. The default threshold of 2,500sq metres will continue to apply to other 'main town centre' uses such as offices and leisure.

13.4.3 Guidance on the impact assessment is contained in the NPPG. Prospective applicants are advised to discuss the need for and scope of an impact assessment with the Borough Council at an early stage.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 48: Retail Hierarchy and Town Centre Boundaries

Monitoring Information

Indicator

Number of planning applications for A1 uses 500sqm or more with an Impact Assessment

Target Collection

100% Monitoring of planning applications

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- for A1 proposals of 500 sq metres or more an impact assessment is required.

Policy LPD 52 - Markets

Planning permission will be granted for development proposals that result in the enhancement of existing markets or the creation of new markets within town and local centres provided that:

- a. the proposal is of a high standard of design and does not adversely affect the town or local centre by reason of its scale, bulk, form, layout or materials;
- b. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the town or local centre;
- c. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- d. appropriate provision for parking is made.

13.5.1 Markets have historically played an important part in the development of towns and cities in England and continue to play an important role in the retail sector. They offer a place for small independent traders to operate from and increase the vitality and viability of town centres. Paragraph 23 of the NPPF requires that, through local plans, existing markets are retained and enhanced to ensure they are attractive and competitive and new markets created.

13.5.2 Within Gedling Borough, the only market is within Arnold Town Centre. The privately owned market is open on Tuesday, Friday and Saturday and has space for around 100 stalls. Over the last few years, however, the market has declined. The Borough Council is exploring options to improve the market to ensure that it remains a key attraction of Arnold Town Centre.

13.5.3 Persons considering setting up a new market are advised to contact the Borough Council at an early stage to ensure that Regulations are complied with and that planning permission is sought where necessary. Details of the proposed market should be made available to the Licensing Service. Contact must also be made with the Markets and Fairs Section at Nottingham City Council as specific historic charter arrangements are in place to control local markets.

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Development within Town and Local Centres

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 53 - Development within Small Parades

Planning permission will be granted for development proposals (including new build, redevelopment and change of use) within and adjacent to parades of three or more existing retail units without the need to demonstrate compliance with the sequential test provided that:

- a. the main purpose of the proposal is the sale of convenience goods or as an A3, A4 or A5 use;**
- b. the proposal has a floorspace of less than 200sqm (gross);**
- c. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
- d. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area;**
- e. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- f. appropriate provision for parking is made.**

13.6.1 The NPPF adopts a 'town centre first' policy. This means that where proposals for main town centre uses such as shops, restaurants, fast food takeaways and certain leisure uses are proposed outside of the centres designated in the Local Plan applicants are required to show that there are no sites or units that can accommodate the use within or on the edge of a centre and that the proposal will not affect the vitality and viability of a centre. To demonstrate this applicants are required to submit a sequential assessment and, subject to the size of the proposed development, an impact assessment. These requirements are established by Paragraph 24 and 26 of the NPPF, whilst paragraph 25 states that the sequential approach should not be applied to 'small scale' rural offices or other rural development.

13.6.2 Small parades of shops often meet local need in accessible locations. They are excluded from the definition of centres contained within the NPPF and therefore proposed development within them should demonstrate compliance with the sequential test. This places additional burdens on business and development in small parades of shops is unlikely to have significant impacts on town centres. Given this, it is considered onerous and disproportionate to require the sequential assessment subject to a series of caveats.

13.6.3 This policy applies to proposals for uses which provide goods and services which have a local catchment. A2 uses and A1 shops which sell comparison goods have a much larger catchment and should be located within town centres where possible. Proposals for shops or units that are small in scale are more likely to have a catchment that is local in nature and the proposal will not impact significantly on the town centre. Small parades may also be appropriate locations for retail development that demonstrates compliance with the sequential test or where there is conflict with Policy LPD49 (Development within Town and Local Centres).

Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 48: Retail Hierarchy and Town Centre Boundaries
- LPD Policy 49: Development within Town and Local Centres

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 54 - Fast Food Takeaways

Planning permission will not be granted for development proposals for A5 uses within 400m of a secondary school unless it is located within an existing Town or Local Centre (as identified on the Policies Map).

13.7.1 Obesity is one of the key issues facing society today, especially amongst children. Figures for 2013/14 show that 19.1% of children in Year 6 (aged 10-11) were obese and a further 14.4% were overweight³⁹. One of the principles of the planning system as set out in paragraph 17 of the NPPF is that it should support strategies to improve the health and wellbeing of communities.

13.7.2 The Health and Wellbeing Board brings together a range of organisations that work to improve health and wellbeing in Nottinghamshire. The Board has a number of priorities including improving children and young people's health and reducing the number of people who are overweight and obese. One of the actions the Board has identified is the development of a spatial planning policy framework to secure public health gain.

³⁹ http://www.noo.org.uk/NOO_about_obesity/child_obesity

13.7.3 The prevention of weight gain, beginning in childhood, offers the most effective means of achieving healthy weight in the population. This policy will ensure that new A5 uses do not open up within walking distance⁴⁰ of secondary schools unless they are located within the designated town or local centres. This, along with work at school and in the home, will reinforce the development of healthy eating.

Key Related Policies

- ACS Policy 12: Local Services and Healthy Lifestyles
- Policy LPD 48: Retail Hierarchy and Town Centre Boundaries
- Policy LPD 49: Development within Town and Local Centres

Monitoring Information

| Indicator | Target | Collection |
|---|--------|------------------------------------|
| Percentage of planning permissions refused for A5 uses within 400m of a school. | 100% | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 55 - Security Shutters

Planning permission will be granted for externally mounted roller shutters where:-

- they are not sited within a Conservation Area, on a Listed Building or on a non-designated heritage asset;**
- the shutters are of an open nature when sited within Town or Local Centres and parades of shops;**
- the shutter and shutter box are designed as an integral part of the shop front; and**
- the shutter and shutter box are finished in an appropriate colour.**

13.8.1 There is a need to ensure that shop shutters are appropriate to the building on which they are placed and that, when closed, they should allow a reasonable degree of visibility into the shop. Any shutter or grille which allows a view into the shop when closed will usually look better than solid shutters. The greater the degree

⁴⁰ 400m is usually seen as a distance that will be covered in 5 minutes of walking

of openness the better in terms of the character and appearance of the area. This results in opportunities for window shopping and can increase footfall in centres offering improvements in natural surveillance.

13.8.2 In order that the appearance of the shutter respects the rest of the building and street scene it should always be painted or coated in an appropriate colour. The box above shop windows should preferably be sited internally. Where this is not practical it should be tied in with the design of the fascia sign. It is considered that external shutters are unlikely to be acceptable on Listed Buildings, non-designated heritage assets or premises within Conservation Areas.

Key Related Policies

- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 31: Locally Important Heritage Assets

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 56 - Protection of Community Facilities

a) Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:

- a. alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- b. alternative provision will be provided as part of the redevelopment of the site; or**
- c. alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- d. it has been satisfactorily demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.**

b) Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.

13.9.1 Paragraph 70 of the NPPF states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.

13.9.2 The supporting text for Policy 12 of the Aligned Core Strategy defines community facilities as including:

- schools and nurseries;
- post offices;
- local shops in rural areas;
- public houses (especially in rural areas);
- places of worship, religious instruction and church halls;
- health centres, GP practices, community pharmacies, dentists;
- community centres or halls;
- libraries;
- leisure centres; and
- emergency services.

13.9.3 The list of defined community facilities is not exclusive. Other types of facility may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy LPD20:Protection of Open Space.

13.9.4 Part a of Policy LPD56 permits the loss of a community facility provided that an alternative provision exists with sufficient capacity which is reasonably accessible. Contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out in part b of Policy LPD56, alternative provision could be provided as part of the redevelopment of the site. Part c of Policy LPD56 ensures that any alternative provision provided is in an appropriate location and is not isolated from those that will use it.

13.9.5 For part d of Policy LPD56, the viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.

13.9.6 Paragraph 70 of the NPPF states that pubs are valued facilities. It is not considered that there is a need for a separate policy for the protection of public houses and Policy LPD56 should be used when determining planning applications.

13.9.7 The Community Right to Bid gives community groups a chance to save community assets that are important to them. Community assets include village shops, pubs and allotments. Local planning authorities are required to keep a list of all of these 'assets of community value'. If an owner of a listed asset wants to sell it they have to notify the local planning authority who, in turn, notify any interested parties. If community groups are interested in buying an asset they can use the Community Right to Bid to 'pause' the sale, giving them six months to prepare a bid before the asset can be sold. Further information can be found on the Councils' website⁴¹.

Key Related Policies

- ACS Policy 12: Local Services and Healthy Lifestyles
- LPD Policy 20: Protection of Open Space

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

⁴¹ <http://www.gedling.gov.uk/community/communityrighttobid/>

- a study to demonstrate that it is no longer economically viable, feasible or practical to retain the existing community use and its continued use has been fully explored.

14 Transport

14.1 The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

14.2 Paragraph 36 of the NPPF states that all developments which generate significant amounts of vehicle movement should be required to provide a travel plan. The Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. NPPG provides advice on when transport assessments and transport statements are required and also provides guidance on preparing travel plans. Local planning and highway authorities will be responsible for securing and establishing the content of travel plans.

14.3 This section includes a policy on parking standards for residential and non-residential development. It also seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way. The Borough Council will be supportive of park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities. Local transport schemes, including the Gedling Access Road, will be safeguarded. There is also a policy on highway safety, patterns of movement and the access needs of all people.

14.4 The policies for transport are:

- LPD Policy 57: Parking Standards;
- LPD Policy 58: Cycle Routes, Recreational Routes and Public Rights of Way;
- LPD Policy 59: Park and Ride;
- LPD Policy 60: Local Transport Schemes; and
- LPD Policy 61: Highway Safety.

Policy LPD 57 - Parking Standards

a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in the Parking Provision for Residential Development Supplementary Planning Document, or otherwise agreed by the local planning authority.

b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in the 6C's Design Guide, or otherwise agreed by the local planning authority.

14.1.1 Paragraph 39 of the NPPF allows local planning authorities to set local parking standards taking account of the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the overall need to reduce the use of high-emission vehicles.

14.1.2 The Parking Provision for Residential Development Supplementary Planning Document and the 6C's Design Guide give guidance on the parking provisions required for developments. The parking requirements should also be considered in relation to any transport assessment and travel plan associated with a development proposal.

14.1.3 The key purpose of the Parking Provision for Residential Development Supplementary Planning Document is to ensure that new development is supported by the appropriate level of parking provision to accommodate demand. The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement of parking provision for residential development.

14.1.4 Nottinghamshire County Council is the highway authority responsible for the local highway network within Gedling Borough. In April 2009, Nottinghamshire County Council adopted the 6C's Design Guide which deals with highways and transportation infrastructure for new developments in Derbyshire, Leicestershire and Nottinghamshire including the city areas in each. The 6C's Design Guide is updated on a regular basis to reflect current guidance and legislation.

14.1.5 In achieving an appropriate level of parking provision for residential and non-residential developments, the type, design, location and layout of spaces will be important as well as the number of spaces provided.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 24: Tourist Accommodation
- LPD Policy 38: Specialist Accommodation

- LPD Policy 39: Housing Development on Unallocated Sites
- LPD Policy 40: Live Work Units
- LPD Policy 41: Self Build and Custom Homes
- LPD Policy 44: Employment Development on Unallocated Sites

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Percentage of planning permissions in accordance with the policy | No target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information required. Planning applications should clearly identify the proposed number of parking spaces.

Policy LPD 58 - Cycle Routes, Recreational Routes and Public Rights of Way

Planning permission will not be granted for development proposals which would:

- a. **prejudice the implementation of the proposed cycle routes, recreational routes (shown on the Policies Map) and proposed public rights of way; or**
- b. **prejudice the continuity of existing cycle routes, recreational routes and existing public rights of way unless the proposal includes an alternative route which is no less attractive, safe or convenient for public use or there are substantial wider benefits.**

Where new development is proposed, contributions will be sought for new cycle or recreational routes and facilities either on or off site.

14.2.1 Walking, cycling, running and horse-riding are recreational activities which have increased in popularity over recent years. They can also be convenient and practical modes of transport, particularly for shorter trips, and can have a number of positive benefits such as improving people's health and wellbeing and the environment.

14.2.2 Paragraph 41 of the NPPF states that cycle routes, which could be critical in widening transport choice, should be identified and protected. The cycle routes as shown on the Policies Map include a section of the National Cycle Network which passes through Gedling Borough.

14.2.3 This policy seeks contributions to new cycle and recreational routes and facilities where these are directly related to the development proposed. Any new provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site.

14.2.4 There is a need to safeguard the former Gedling Colliery and Calverton rail lines as potential transport corridors for the long term. Any use of these routes in the future is likely to contribute significantly to modal shift. Calverton rail line is already operating as a recreational route and in the short term the Borough Council are promoting the former Gedling Colliery rail line as a new recreational route. Further potential tram routes are currently being explored although it is unlikely that a scheme linking Nottingham and Gedling utilising, in part, the former Gedling Colliery line would be built before the end of the plan period. Policy LPD58 seeks to protect proposed and existing recreational routes unless there are substantial wider benefits. Future proposals for public transport provision along the protected corridors would generally be expected to maintain the continuity of established recreational routes by accommodating it within the transport corridor wherever practical or in those parts of the corridor where this is not practical by providing an alternative route which is

convenient, safe and direct. Further details on these schemes are included in Policy LPD60 (Local Transport Schemes).

14.2.5 This policy identifies the importance of the public rights of way network as a recreational resource. The network of public rights of way links residential, community and recreational facilities as well as providing access to the open countryside. It is therefore important to ensure that the future of these routes for public use is safeguarded. The extension of existing public rights of way will be supported.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 60: Local Transport Schemes

Monitoring Information

No indicator.

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 59 - Park and Ride

Planning permission will be granted for park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities.

14.3.1 Park and ride facilities can be used as part of a wider approach to address specific traffic, parking or environmental problems which can help to reduce the amount of travel by private car and encourage greater use of public transport, thereby assisting a change of modal split and reducing congestion and pollution within Gedling Borough. Park and ride facilities on the edge of the built up area may assist in reducing the amount of traffic travelling on key routes into the city centre.

14.3.2 The NPPF states that park and ride facilities are not inappropriate in the Green Belt if:

- it can be demonstrated there is a requirement for a Green Belt location;
- they preserve the openness of the Green Belt; and
- they do not conflict with the purposes of including land in the Green Belt.

14.3.3 The design and location of park and ride facilities should be sympathetic to the character of the area and not result in significant safety or traffic management implications.

14.3.4 Consideration will be given to proposals for park and ride facilities at appropriate sites, including A60 Leapool Island and Top Wighay Farm. The Borough Council will work with Nottinghamshire County Council, landowners, other stakeholders, developers and bus providers on proposals for park and ride facilities. Consideration will need to be given to the ability of any proposed park and ride facilities to be adequately supported by regular and reliable public transport services and to the commercial viability of such proposals.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities

Monitoring Information

| Indicator | Target | Collection |
|--|---------------|------------------------------------|
| Number of park and ride facilities granted | No Target | Monitoring of planning permissions |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a study to demonstrate the need for and feasibility of the park and ride facilities.

Policy LPD 60 - Local Transport Schemes

Planning permission will not be granted for development proposals which would prejudice the following transport schemes as shown on the Policies Map:

a) Road

1. **A60 Larch Farm Crossroads Improvement;**
2. **A60 Leapool to Sherwood Express Busway;**
3. **Gedling Access Road;**
4. **A612 Daleside Road Improvement;**
5. **A612 Colwick Loop Road Improvement.**

b) Rail/transport corridors

1. **the former Gedling Colliery to the Nottingham Grantham rail line (“South Notts Rail Network”);**
2. **the Minerals Railway “Robin Hood Line” (near Bestwood Village) to Calverton;**

c) Significant development proposals in the Colwick area will need to take account of the implications for the possible Fourth Trent Crossing.

14.4.1 The Aligned Core Strategy promotes a sustainable, good quality transport system as being essential to support the economic and social wellbeing of the plan area. It is important to protect the schemes listed in the policy so that planning permission granted along the routes does not prejudice or obstruct their future development.

14.4.2 Most of the schemes listed in the policy are included in the third Nottinghamshire Local Transport Plan. This sets out Nottinghamshire's transport strategy for the period 2011 to 2026 and covers all types of transport including public transport, walking, cycling, cars and freight. Further information on the detailed design of the schemes listed in the policy, including the extent of land take, should be sought from Nottinghamshire County Council⁴².

14.4.3 Nottinghamshire County Council is currently undertaking a review of all protected transport schemes across the county. This may lead to some of the currently safeguarded schemes being formally abandoned and equally some new schemes may emerge.

A60 Larch Farm Crossroads Improvement

⁴² Team Manager Transport Planning and Programme Development, Environment and Resources, Nottinghamshire County Council

14.4.4 This scheme involves the improvement of the existing traffic signal controlled junction of the A60 and B6020 and, in particular, involves the widening of the B6020 Kirkby Road approach to the junction to provide additional traffic capacity. This improvement would help reduce the incidence of local queuing and traffic congestion at peak times.

A60 Leapool to Sherwood Express Busway

14.4.5 This scheme involves a proposed bus based park and ride site alongside the A60 at Leapool Island and bus priority measures on the A60 between Leapool Island and Sherwood. Nottinghamshire County Council is currently investigating the feasibility of the scheme.

Gedling Access Road

14.4.6 This scheme involves the construction of a bypass to Gedling village connecting the A612 to the south with the B684 at Mapperley to the north. This scheme would provide a dual function of not only providing traffic relief to the communities that the road bypasses but also enabling and serving the proposed mixed use (housing and employment uses) redevelopment of the former Gedling colliery.

14.4.7 The Gedling Access Road is listed in the Aligned Core Strategy as a scheme with no committed funding but which remains important to the delivery of the Core Strategy. Since the adoption of the Aligned Core Strategy, progress has been made towards the Gedling Access Road and there is now committed funding for the construction of the road. Planning permission for the Gedling Access Road was granted in December 2014 and construction of the road is due to commence in 2017, subject to statutory approvals.

A612 Daleside Road and A612 Colwick Loop Road Improvements

14.4.8 These schemes involve the introduction of bus priority measures as part of wider proposals of a Nottingham Southern Bus Corridor. Nottinghamshire County Council is currently investigating the feasibility of these schemes.

The former Gedling Colliery and Calverton rail lines

14.4.9 The former Gedling Colliery (“South Notts Rail Network”) route was previously safeguarded for future development of a tram route in the Gedling Borough Replacement Local Plan (2005). A feasibility study has been commissioned by the Borough Council to investigate the opportunity for the acquisition of the former Gedling Colliery rail line for the purpose of creating a linear recreational multiuser route or greenway. The route is safeguarded as a possible rail line to meet the long term objectives with use as a walking/cycling route in the short term.

14.4.10 The Calverton (“Robin Hood Line”) route was previously safeguarded in the Gedling Borough Replacement Local Plan (2005) and is already operating as a recreational route.

Fourth Trent Crossing

14.4.11 There is currently no safeguarded scheme but plans to build a fourth road crossing over the River Trent to ease traffic congestion on both sides of the river are being reconsidered. A study has been commissioned by the Borough Council into the feasibility of a Fourth Trent Crossing (linking Colwick Industrial Estate with Holme Pierrepont) in the longer term.

Key Related Policies

- ACS Policy 15: Transport Infrastructure Priorities

Monitoring Information

| Indicator | Target | Collection |
|--|-------------------------------|--------------------------------|
| Progress on the delivery of transport schemes promoted in the policy | All schemes delivered by 2028 | Nottinghamshire County Council |

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

Policy LPD 61 - Highway Safety

Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.

14.5.1 The NPPF requires planning decisions to take account of whether safe and suitable access to a development site can be achieved for all people. Developments should be located and designed, where practical, to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians and avoid street clutter.

14.5.2 This policy seeks to sustain or improve accessibility and safety for all people. Policy related to safe, accessible and inclusive development (including inter-connected network of streets and spaces) is included in Policy LPD35 (Safe, Accessible and Inclusive Development). A safe environment is also an important part of an overall strategy to facilitate modal shift. This should take account of the requirements of pedestrians, cyclists, people with young children, people with disabilities, people with learning difficulties and older people.

14.5.3 It will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network. The NPPF states that all developments that generate significant amounts of movement should be supported by a transport assessment or transport statement and any decisions should take account of whether opportunities for sustainable transport modes have been included depending on the nature and location of the site. The requirements are currently set out in the 6C's Design Guide. The transport assessments and statements should identify what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and a travel plan may also be required.

Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 35: Safe, Accessible and Inclusive Development

Monitoring Information

Indicator

Number of major planning applications approved against Highway advice on road safety matters

Target Collection

Zero Monitoring of planning permissions

Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- transport assessment/statements for planning applications that meet the requirements of the 6C's Design Guide
- travel plan for planning applications that meet the threshold requirements of a transport assessment as stated in the 6C's Design Guide

Local Planning Document - Part B

Policy LPD 62 Comprehensive Development

Planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated in the Aligned Core Strategy or Local Planning Document. Proposals should take account of the delivery of the whole site including provision of supporting infrastructure on site where appropriate in a timely manner.

In order to protect the potential of a site to be developed for its intended use, the Borough Council needs to ensure that any proposal will not prejudice the development of the remainder of a site. Enquiries and applications could be made to develop a small area of an allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site.

Without the above policy, it is considered that while such a proposal would be undesirable it would not be contrary to Policy and may therefore prove difficult to resist.

Key Related Policies

- ACS Policy 2: The Spatial Strategy;
- ACS Policy 4: Employment Provision and Economic Development;
- ACS Policy 7: Regeneration;
- LPD Policy 64: Urban Area;
- LPD Policy 65: Bestwood Village;
- LPD Policy 66: Calverton;
- LPD Policy 67: Ravenshead;
- LPD Policy 68: Burton Joyce;
- LPD Policy 69: Newstead;
- LPD Policy 70: Woodborough

Monitoring Information

No indicator.

Policy LPD 63 Housing Distribution

A minimum of 7,250 homes will be provided for during the plan period (2011-2028), distributed as follows:

- 1. 4,330 homes in or adjoining the main built up area of Arnold and Carlton;**
- 2. 1,265 homes around Hucknall;**
- 3. 1,515 homes at the Key Settlements for Growth made up of**
 - i. Bestwood Village - 525 homes;**
 - ii. Calverton - 740 homes; and**
 - iii. Ravenshead - 250 homes.**
- 4. 140 homes at the other villages including:**
 - i. Burton Joyce - 55 homes;**
 - ii. Woodborough - 55 homes.**

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages' will be provided to meet local need only [1].

The Aligned Core Strategy allocates three strategic sites, at Teal Close on the edge of the urban area and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. These sites are shown on the Policies map. Gedling Colliery site was also identified as a strategic location for growth in the Aligned Core Strategy and is shown on the Policies map as housing allocation H9.

The proposed non-strategic sites for the urban area and edge of Hucknall are outlined in Policy LPD 64: Urban Area. For the key settlements, sites in Bestwood Village are outlined in LPD 65: Bestwood Village; Calverton in LPD 66 and Ravenshead in LPD 67. For the other villages, the following policies are provided: LPD 68 Burton Joyce; LPD 69 Newstead; and LPD 70 Woodborough.

Policy LPD 64 Urban Area

The following sites are allocated for residential development, as shown on the Policies Map:

- H1 - Rolleston Drive – 90 homes
- H2 - Brookfields Garden centre – 105 homes
- H3 - Willow Farm – 110 homes *
- H4 - Linden Grove – 115 homes *
- H5 - Lodge Farm Lane – 150 homes
- H6 - Spring Lane – 150 homes
- H7 - Howbeck Road/Mapperley Plains – 205 homes
- H8 - Killisick Lane – 215 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes (of which it is anticipated that 660 will be delivered within the plan period)
- H10 - Hayden Lane - 120 homes

The following site is allocated for employment development as identified on the Policies Map:

- E1 - Gedling Colliery - 5 hectares

Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴³ will be provided to meet local need only.

The urban area is considered to be the most sustainable location for new homes within Gedling Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focussing new development to locations within or adjacent to the urban area will ensure that best use is made of these attributes.

⁴³ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

The sites identified in this policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Rolleston Drive

This site is brownfield and is located centrally within the existing urban area of Arnold. It was last used as a depot for Nottinghamshire County Council. In developing the site, account will need to be taken of the stream which runs along the north-western boundary of the site. This connects the adjacent water storage facility to other facilities and helps control surface water runoff in the area. The site is also possibly affected by contamination and a ground survey would be required as part of the planning application. Access to the site will come from Rolleston Drive likely via a new point of access. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 18 affordable homes. Contributions would also be expected to education and health and to open space.

Brookfields Garden Centre

The site is located on the north-eastern edge of Arnold and is currently occupied by a garden centre. The site is adjacent to the Howbeck Road/Mapperley Plains allocation but has been allocated separately to reflect that it is already developed. Access to the site will be from Mapperley Plains and may be in conjunction with the adjacent site. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 31 affordable homes. Contributions would also be expected towards education, health and open space.

Willow Farm

Willow Farm is currently agricultural land and is located on the eastern edge of Carlton between the existing urban area and the proposed route of the Gedling Access Road. Access to the site would be via existing roads (Green's Farm Lane and/or Grange View Road) although homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access Road will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 22 affordable homes. Contributions would also be expected towards education, health and open space.

Linden Grove

This site is located to the south east of Carlton close to the Carlton-le-Willows Academy. The site is bounded by the Colwick Loop Road although access is expected to be onto Burton Road. As with Willow Farm, homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site

is expected to deliver 23 affordable homes. Contributions would also be expected towards education, health and open space.

Lodge Farm Lane

Located to the north of Arnold, Lodge Farm is currently agricultural land. The main access would come from Mansfield Road (A60) with secondary access through the Stockings Farm development to the east. Due to the need to define the boundaries of the Green Belt using defensible features on the ground, an area of land to the north of the housing allocation will be removed from the Green Belt and designated as Safeguarded Land. However, it is not expected that this land will be developed in the future as this land is sensitive in landscape terms. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 30 affordable homes. Contributions would also be expected towards education, health and open space.

Spring Lane

This site is located to the south of the Ashwater Drive site allocated in the Gedling Borough Replacement Local Plan (2005) and forms part of the spoil heap for the former Gedling Colliery site. The site was granted planning permission in May 2015 and is allocated to ensure that if the existing permission lapsed, then the site would still be identified as suitable for housing.

Howbeck Road/Mapperley Plains

This allocation is located to the north-eastern edge of Arnold adjacent to the allocation at Brookfields Garden Centre; development of each of the sites should have regard to the other. The main access to the site would come from Mapperley Plains with additional access through the recent development off Howbeck Road to the west. Contributions would also be expected towards education, health and open space.

Killisick Lane

The Killisick Lane site lies adjacent to the northern edge of Arnold. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site. An area of land north of the allocation will be provided in compensation. Additional access may be possible via Strathmore Road. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver at least 43 affordable homes⁴⁴. Contributions would also be expected towards education, health and open space.

Gedling Colliery Site (housing and employment allocation)

⁴⁴ The site is split between two housing sub-markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 homes is based on the application of 20% across the entire site

Land at the former Gedling Colliery site was allocated in the Gedling Borough Replacement Local Plan (2005) for 1,100 homes and 6ha of employment land. Through the Aligned Core Strategy the site was identified as a Strategic Location for at least 600 homes with associated employment and a new local centre also to be provided.

Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and a planning application (2015/1376) is currently being determined for the remainder of the development scheme. Subject to planning permission, the site is expected to deliver 60 homes per year starting in 2017. This means that by 2028 (the end of the plan period covered by the Aligned Core Strategy and LPD) only 660 homes will have been built. Homes built after 2028 cannot contribute to achieving the target set by the Aligned Core Strategy of 7,250. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes within the first phase of development.

The land to the north of the Gedling Access Road is allocated for 5 hectares of employment land and conforms with ACS Policy 4 (Employment Provision and Economic Development) and ACS Policy 7 (Regeneration) which require economic development and regeneration of this brownfield site. The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible. A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery are on balance considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.

Hayden Lane

This site lies adjacent to the sub-regional centre of Hucknall to the west of the North of Papplewick Lane site. The site would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be given to the impact on local infrastructure (including education, health and health) and most appropriate way to use contributions.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 16: Safeguarded Land
- LPD Policy 43: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

Monitoring Information

| Indicator | Target | Collection |
|--|--|---------------------------|
| Progress on the delivery of the sites allocated in Policy LPD 64 | All sites delivered by 2028, apart from the Gedling Colliery site on which at least 660 dwellings should be delivered. | Monitoring of site status |

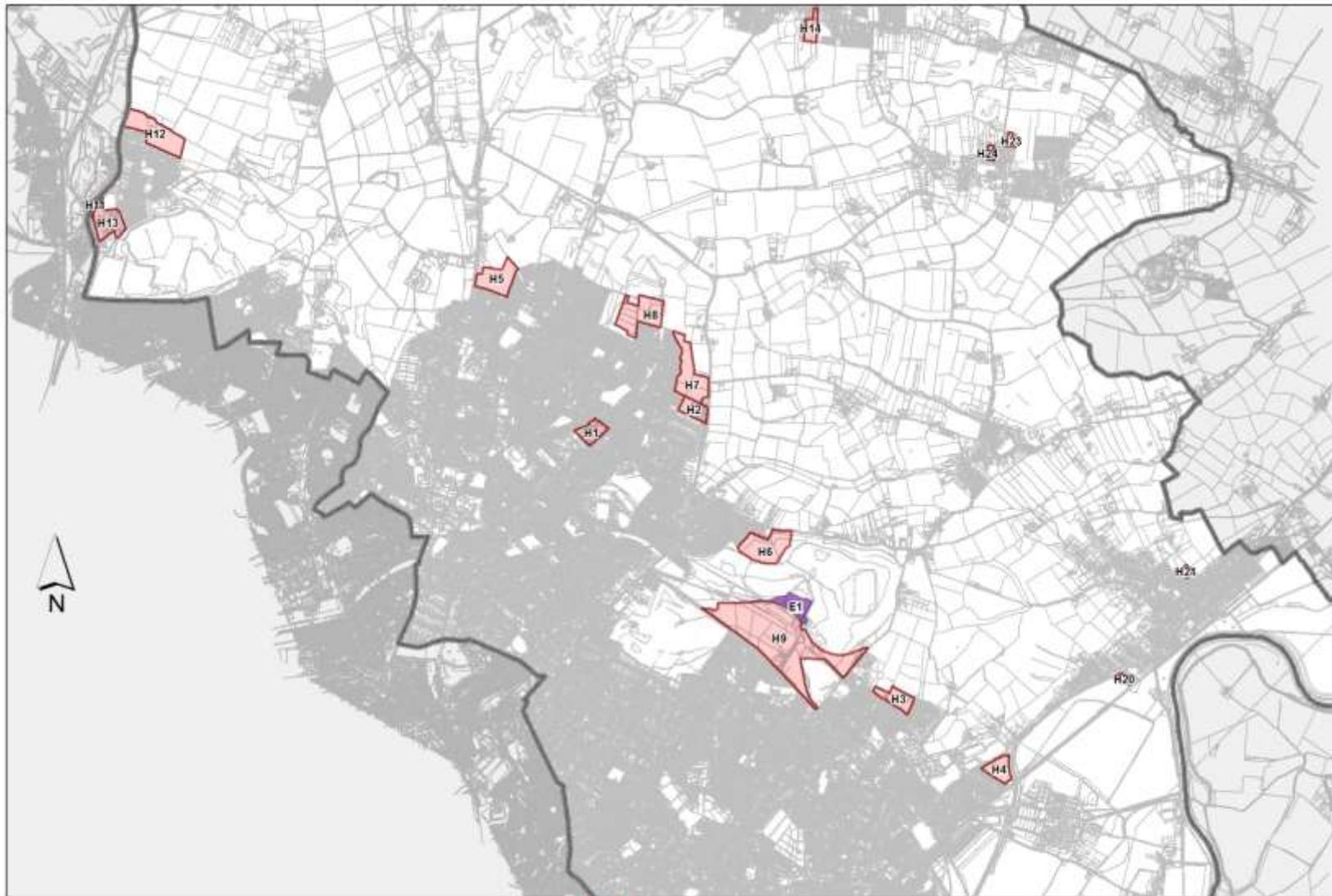


Chic Centre, Anstoll Hill Park, Anstoll,
Nottinghamshire, NG20 8LJ

- Housing sites
- Employment sites
- Borough Boundary

North Map 1 of 2

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City Centre, Arnot Hill Park, Arnot,
Nottingham, NG2 6LJ

- Housing sites
- Employment sites
- Borough Boundary

South Map 2 of 2

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Policy LPD 65 Bestwood Village

The following sites are allocated for residential development, as shown on the Policies Map:

- H11 - The Sycamores – 25 homes
- H12 - Westhouse Farm – 210 homes
- H13 - Bestwood Business Park – 220 homes

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Supporting text

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁵ will be provided to meet local need only.

Bestwood Village is a key settlement for growth in the Aligned Core Strategy and is located on the northern edge of the City of Nottingham between Bestwood and the Leen Valley Country Park. The village is a former mining settlement with the central part of the village comprising of terraced homes for former mine workers laid out in a traditional grid-iron fashion. These older terraced homes characterise the centre of the village which is a designated Conservation Area. To the north of the Conservation Area is more modern housing including both semi and detached suburban type housing. To the south of the Conservation Area is the former Bestwood Business Park which is part of the former colliery site part of which has recently been developed for housing. The village has good access to both Nottingham City and Hucknall with an hourly bus service and a tram stop within walking distance. The following services and facilities are located within the village:

- general store;
- primary school;
- community centre;
- social club, formerly the Miner's welfare Club.

The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has

⁴⁵ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

The Sycamores

The site is located on the eastern side of the village adjacent Moor Road. The site was formerly garden land and although greenfield is located within the settlement. The site has planning permission for 25 homes and is expected to deliver from 2016/17 onwards.

Westhouse Farm

Westhouse Farm is currently agricultural land and located on the northern edge of Bestwood Village. Access to the site is expected from Moor Road and it is expected to deliver from 2021 onwards. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 63 affordable homes. A new primary school facility on a 1.5 ha plot is required on this site which should be located in a central position within the allocation and adjoin the existing settlement of Bestwood. Financial contributions towards primary and secondary school places are also required based on the pupil numbers generated by the development. There is no GP surgery in the village and patients currently use GP practices at Bestwood Rise Park and in Hucknall. It is anticipated that financial contributions will be required towards primary health care provision based on the standard multiplier.

Part of the site immediately adjacent Moor Road is designated Safeguarded Land under the provisions of the Gedling Borough Replacement Local Plan (2005). This area is subject to a planning application for 101 homes which the Borough is minded to approve. The remainder of the housing allocation is located to the east so that it would be adjacent the existing urban edge and also adjoin the proposed school in the centre.

The masterplanning work for Bestwood recommends that the area to the north along Main Road is the preferred option for future development at Bestwood. In order to provide for possible longer term development needs beyond the plan period and due to the need to define the boundaries of the Green Belt using defensible boundaries the area immediately north of the housing allocation and adjacent to Moor Road will be removed from the Green Belt and designated Safeguarded Land. In respect of the land to the north east of the allocation, the Landscape and Visual Analysis 2015 recommends that this land which rises up to the ridgeline should form a landscape buffer. Consequently, the land to the north east should remain open and is not being removed from Green Belt.

Bestwood Business Park

Located within settlement boundaries of the village this brownfield site was formerly in employment use. The site was granted planning permission for 220 homes and is expected to deliver from 2017/18. Developer contributions towards primary school provision and health care have been secured through a Section 106 agreement.

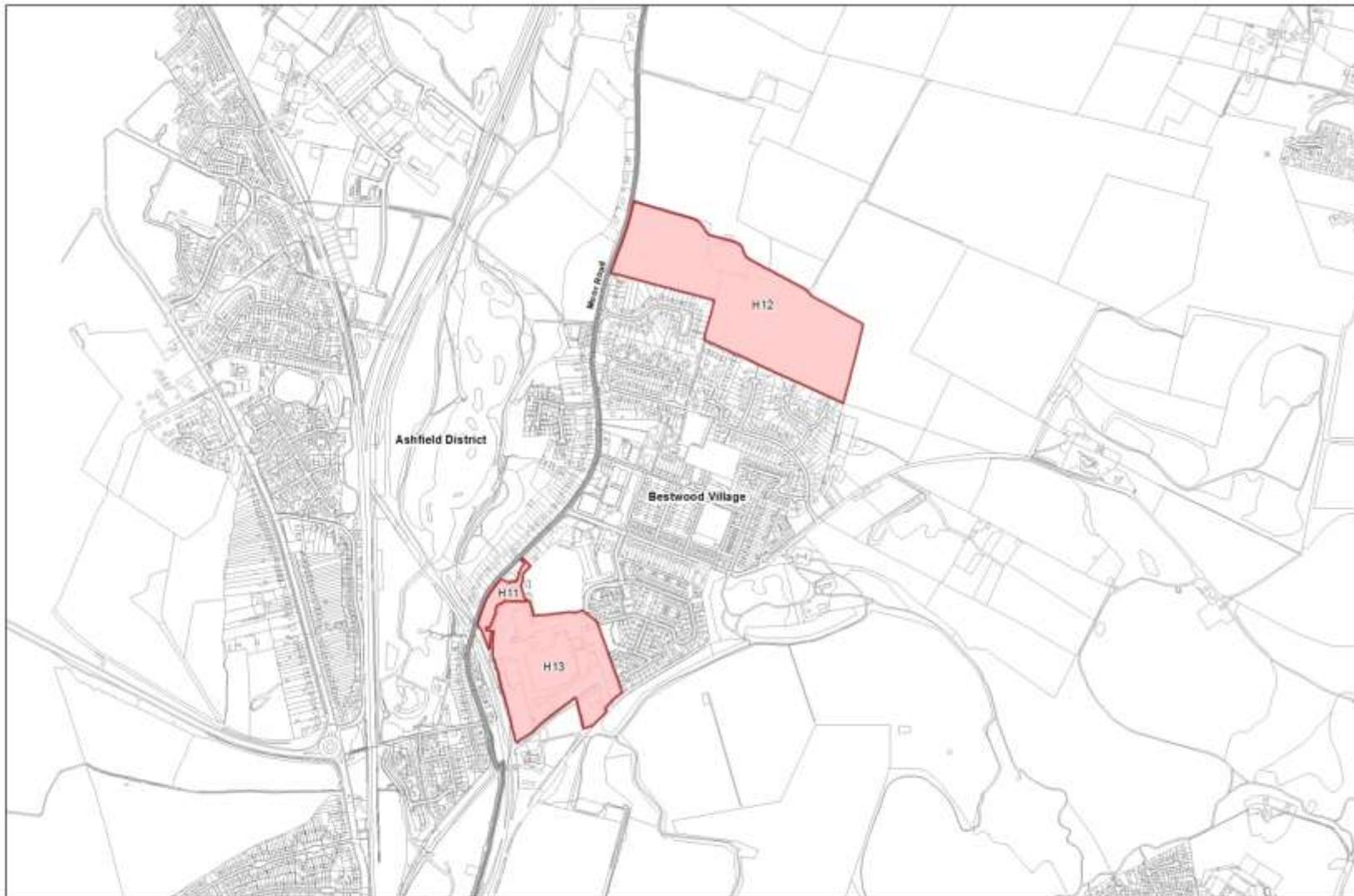
Key Related Policies

ACS Policy 2: The Spatial Strategy

LPD Policy 63: Housing Distribution

Monitoring Information

| Indicator | Target | Collection |
|--|-----------------------------|---------------------------|
| Progress on the delivery of the sites allocated in Policy LPD 65 | All sites delivered by 2028 | Monitoring of site status |



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Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Policy LPD 65 Bestwood Village

-  Housing sites
-  Borough Boundary



Policy LPD 66 Calverton

The following sites are allocated for residential development, as shown on the Policies Map:

- H14 - Dark Lane - 70 homes
- H15 - Main Street – 75 homes
- H16 - Park Road – 390 homes

The following site is allocated for employment development:

- E2 - Hillcrest Park - 1 hectare.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁶ will be provided to meet local need only.

Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. As of the 2011 Census it had a population of 7,076 and 2,987 households. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development. Calverton has a good range of facilities compared to other similar sized settlements. These include:

- a combined secondary school and leisure centre;
- an industrial estate;
- three primary schools; and
- a local centre including a library, small supermarket, doctors surgery and post office.

The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. It has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt at Main Street and at Park Road to allow residential development and provide Safeguarded Land for future development beyond the plan period (see Policy LPD 16: Safeguarded Land).

⁴⁶ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Mitigation measures will be required in relation to the Main Street and Park Road sites in order to avoid the likelihood of a significant effect on the prospective Sherwood Forest Special Protection Area, as identified in the Habitat Regulations Assessment. Mitigation will include the provision of green infrastructure and visitor management and a further assessment of potential effects.

Dark Lane

The Dark Lane site was allocated in the Gedling Borough Replacement Local Plan (2005) for 110 homes and a Development Brief was prepared and adopted as an SPD in July 2008. Prior to this the site had been agricultural land although had not been used as such for a number of years. Planning permission⁴⁷ was granted for the site in November 2012 which reduced the number of homes to 72 due to changes to the adjacent Conservation Area in the period after the site was originally allocated. Through the s106 agreement for the planning permission contributions were secured for open space, primary health care and affordable housing. At the time of writing the site is under construction and development is expected to complete in 2022.

Main Street

This site is located to the west of Calverton close to the junction between Main Street and Hollinwood Lane and is currently used for grazing. Access to the site would be from Main Street. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 15 affordable homes. Contributions would also be expected towards education, health and open space.

Park Road

The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Lane. An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 70 affordable homes. Contributions would also be expected towards education, health and open space.

Hillcrest (employment allocation)

The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane Calverton. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at this Key Settlement where significant housing growth is planned and also contribute towards meeting Gedling Borough's overall employment land requirements.

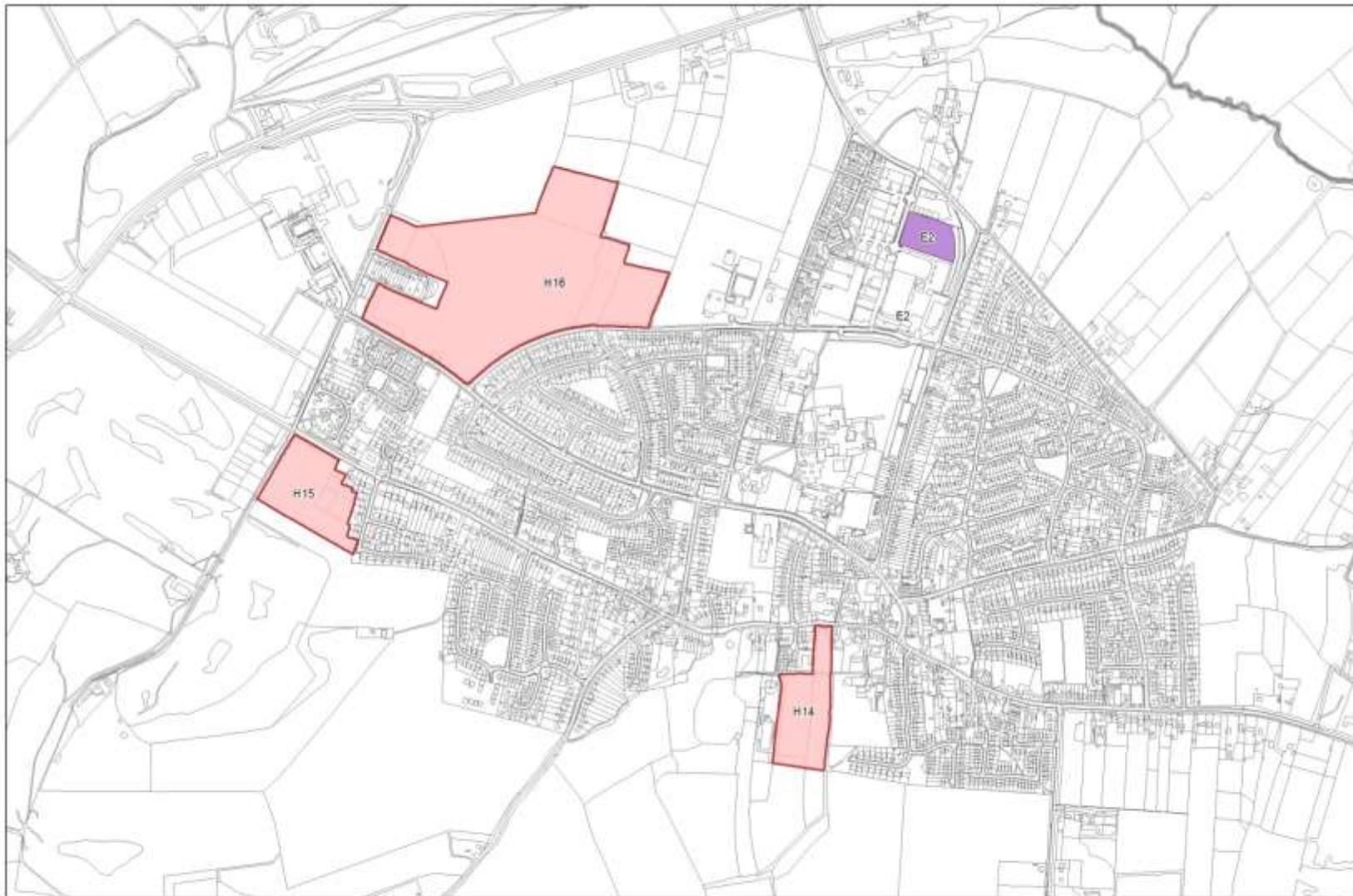
⁴⁷ 2005/0910

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 16: Safeguarded Land
- LPD Policy 43: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

Monitoring Information

| Indicator | Target | Collection |
|--|-----------------------------|---------------------------|
| Progress on the delivery of the sites allocated in Policy LPD 66 | All sites delivered by 2028 | Monitoring of site status |



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City Centre, Arundel Park, Arnold,
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Policy LPD 66 Calverton

-  Housing Sites
-  Employment Sites
-  Borough Boundary



Policy LPD 67 Ravenshead

The following sites are allocated for residential development, as shown on the Policies Map:

- H17 - Longdale Lane A – 30 homes
- H18 - Longdale Lane B – 30 homes
- H19 - Longdale Lane C – 70 homes

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

Supporting text

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁸ will be provided to meet local need only.

Ravenshead is identified as a Key Settlement for growth in the Aligned Core Strategy and is located about 8 miles north of Arnold along the A60 and some 5 miles south of Mansfield. The 2011 Census records the population of Ravenshead as 5,588 and 2,465 households. Ravenshead is the entrance to the Newstead Abbey Park which is located to the west of the settlement. The character of the settlement is divided between the areas to the west of the A60 which reflects the more rural Newstead Abbey Park with detached houses set within large plots containing mature landscaping to the more typical urban form to the east of the A60. Ravenshead has a good range of facilities including:

- two primary schools
- a local centre, including a library, small supermarket, pharmacy and post office.

The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Longdale Lane A

⁴⁸ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough

Located to the south east edge of Ravenshead, Longdale Lane site A comprises 1.36 ha and forms part of an area of land that was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). As Safeguarded Land the site is sequentially preferable to Green Belt land under the requirements of Aligned Core Strategy Policy 2 which sets out a sequential approach to site selection, firstly land within built up areas followed by other land not within Green Belt including Safeguarded Land and finally Green Belt land on the edge of settlements. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site - Longdale Lane C which has planning permission. Based on the current Affordable Housing SPD the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

Longdale Lane B

This site adjoins the southern boundary of Longdale Lane C and fronts onto Longdale Lane. At 0.89 ha this site which is currently a ploughed field has capacity to accommodate 30 homes. The site adjoins a woodland Tree Preservation Order which is also a Local Wildlife Site and in the same ownership as the housing allocation. It will be necessary to ensure that mitigation measures are in place to protect the Local Wildlife Site from disturbance due to the development through an appropriate management plan and for the provision of other mitigation measures including for example, wildlife corridors and potential to provide compensatory habitat on part of the site.

The site is allocated for 30 homes with access possible from Longdale Lane which will require a footpath to be provided along its frontage to connect with the existing footway. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

Longdale Lane C

This 2.3 ha site was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) along with Longdale Lane site A above. However, this site was granted planning permission in October 2014 for 70 homes. Through the section 106 agreement contributions were secured for open space, primary and secondary education school places and affordable housing with some nine affordable provided plus an offsite contribution towards 12 more affordable homes elsewhere in the Borough.

Key Related Policies

ACS Policy 2: The Spatial Strategy

LPD Policy 63: Housing Distribution

Monitoring Information

Indicator

Progress on the delivery of the sites allocated in Policy LPD 67

Target

All sites delivered by 2028

Collection

Monitoring of site status



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Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 67
Ravenshead

 Housing sites
 Borough Boundary



Policy LPD 68 Burton Joyce

The following sites are allocated for residential development, as shown on the Policies Map:

- H20 - Millfield Close – 20 homes
- H21 - Orchard Close – 15 homes

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴⁹ will be provided to meet local need only.

Burton Joyce is identified as an 'other village' in the Aligned Core Strategy where housing is to meet local need only. At the 2011 Census the Parish of Burton Joyce had a population of 3,389 people and 1,512 households. Over time Burton Joyce has spread along the A612 and valleys to the north; ribbon development has caused significant issues with coalescence with the urban area. Burton Joyce adjoins the borough boundary with Newark & Sherwood District and the village of Bulcote functionally forms part of the settlement. There are a range of facilities in Burton Joyce including a local centre, primary school and train station with trains to Nottingham and Lincoln.

The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Burton Joyce. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Millfield Close

The site is located between Nottingham Road (A612) and the railway line to the south. The site was removed from the Green Belt in 2005 and safeguarded for future development. The Borough Council has resolved to grant outline planning permission for 23 dwellings on site⁵⁰. While this is a larger number of homes than the allocation, the determination of the planning application did not identify any significant harm as a result of this.

Orchard Close

⁴⁹ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough
⁵⁰ 2015/0424

The site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development of the site would be required to ensure that surface water runoff is carefully managed. It is expected that the site would provide four affordable homes. Contributions would also be expected towards education, health and open space.

Key Related Policies

ACS Policy 2: The Spatial Strategy

LPD Policy 63: Housing Distribution

Monitoring Information

| Indicator | Target | Collection |
|--|-----------------------------|---------------------------|
| Progress on the delivery of the sites allocated in Policy LPD 68 | All sites delivered by 2028 | Monitoring of site status |



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Policy LPD 68
Burton Joyce

 Housing sites
 Borough Boundary



Policy LPD 69 Newstead

The following site is allocated for residential development, as shown on the Policies Map:

- H22 - Station Road – 40 homes

Notes

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁵¹ will be provided to meet local need only.

Newstead is one of the settlements identified by the Aligned Core Strategy as an 'Other Village' where new homes will be provided to meet local need only. As of the 2011 Census, the parish of Newstead had a population of 1312 people and 548 households. Newstead has a limited range of facilities but includes a train station and primary school together with the community facilities located on Tilford Road. A community run country park is located to the north east of Newstead on the former colliery spoil heap and provides a range of activities.

The site identified in Policy LPD 70 has been allocated following a site selection process. This process considered a number of sites both within and adjacent to Newstead. The Station Road site is located to the east of Newstead adjacent to the train station. It has been an allocated housing site for a number of years having previously been sports fields. It is expected that the site will provide 4 affordable homes and 0.16ha of open space. Contributions would also be expected towards education and health.

Access to the site is, at present, unclear but it is considered that the need for homes and regeneration in Newstead means that the site should be allocated. However, the homes allocated on site will not count towards achieving the objectively assessed housing need for the Borough as set out in Policy LPD 63 (Housing Distribution).

Key Related Policies

ACS Policy 2: The Spatial Strategy

LPD Policy 63: Housing Distribution

⁵¹ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Monitoring Information

| Indicator | Target | Collection |
|---|------------------------|---------------------------|
| Progress on the delivery of the site allocated in Policy LPD 69 | Site delivered by 2028 | Monitoring of site status |



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Policy LPD 69 Newstead

-  Housing sites
-  Borough Boundary



Policy LPD 70 Woodborough

The following sites are allocated for residential development, as shown on the Policies Map:

- H23 - Ash Grove – 10 homes
- H24 - Broad Close – 15 homes

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Supporting text

Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁵² will be provided to meet local need only.

Aligned Core Strategy Policy 2.3 d) provides for up to 260 homes to be located within the 'other villages' which includes Woodborough which is a large village located to the east of the Borough about 1.5 miles south of Calverton. Woodborough has a population of almost 1,900 people and 900 households. Community facilities include:

- a primary school; and
- village hall.

The village developed along the valley bottoms with the older part of the village having a traditional linear form much of which is located within the Conservation Area that runs broadly east west along Main Street. More modern housing estates surround this traditional linear form. The eastern end of the village has a more compact built up form with the western part of the village being more open in character.

The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Ash Grove

⁵² Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Located off Roe Hill on the northern side of Woodborough this 0.89 ha site has planning permission for 12 dwellings which has been rounded down to 10 for the purposes of site allocation. The site is accessed from Ash Grove leading onto Roe Hill. This small site is expected to deliver around two units per year from 2017/18.

Broad Close

This site is located on the northern side of Woodborough and is 0.75 ha in size and allocated for 15 dwellings and anticipated to deliver from 2017/18. Based on the Affordable Housing SPD the site would be expected to provide five affordable homes. The site has access to Roe Hill via Broad Close. The site will need to incorporate appropriate sustainable drainage systems to limit any surface water runoff. Contributions towards primary and secondary school provision based on the pupil numbers generated by the development are likely to be required. Contributions to primary health care facilities elsewhere in the Borough may also be sought. Given the small scale nature of the site an offsite contribution towards public open space in the village is likely to be required.

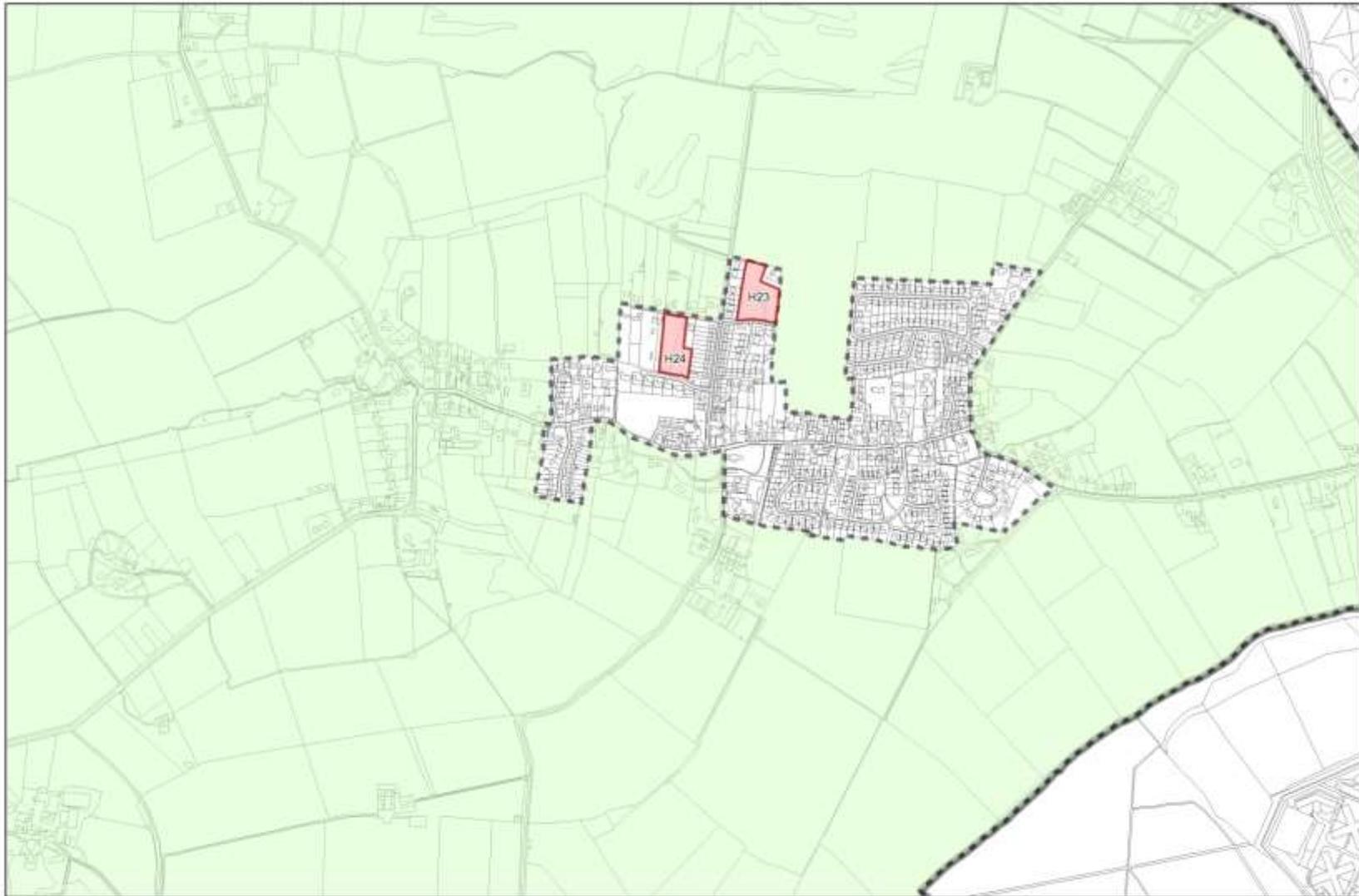
Key Related Policies

ACS Policy 2: The Spatial Strategy

LPD Policy 63: Housing Distribution

Monitoring Information

| Indicator | Target | Collection |
|--|-----------------------------|---------------------------|
| Progress on the delivery of the sites allocated in Policy LPD 70 | All sites delivered by 2028 | Monitoring of site status |



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Policy LPD 70 Woodborough

-  Housing sites
-  Green Belt
-  Borough Boundary



Local Planning Document - Part C

See paper copy provided.

Local Planning Document - Part D

Appendix A – Local Planning Document Housing Trajectory

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | TOTAL |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Past Completions (net) | 275 | 227 | 321 | 311 | | | | | | | | | | | | | | 1134 |
| Urban area - planning permissions | | | | | 146 | 43 | 14 | 45 | 53 | 17 | | | | | | | | 318 |
| Urban area - ACS and LPD allocations | | | | | | 30 | 245 | 245 | 362 | 392 | 361 | 265 | 170 | 140 | 140 | 140 | 140 | 2630 |
| Urban area - sites below threshold | | | | | | 3 | 1 | 10 | 16 | 9 | 67 | 76 | 26 | 15 | 17 | 10 | 15 | 265 |
| Edge of Hucknall - planning permissions | | | | | | | | | | | | | | | | | | 0 |
| Edge of Hucknall - ACS and LPD allocations | | | | | | 45 | 110 | 190 | 230 | 185 | 140 | 100 | 100 | 100 | 65 | | | 1265 |
| Edge of Hucknall - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Bestwood Village - planning permissions | | | | | | 6 | | 4 | | | | | | | | | | 10 |
| Bestwood Village - LPD allocations | | | | | | 8 | 40 | 41 | 32 | 72 | 72 | 72 | 68 | 40 | 10 | | | 455 |
| Bestwood Village - sites below threshold | | | | | | | | | | | 7 | | | | | | | 7 |
| Calverton - planning permissions | | | | | 65 | 41 | 11 | 3 | 6 | 3 | | | | | | | | 129 |
| Calverton - LPD allocations | | | | | | 12 | 12 | 52 | 52 | 72 | 72 | 60 | 55 | 40 | 40 | 40 | 30 | 537 |
| Calverton - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Ravenshead - planning permissions | | | | | 9 | 2 | 9 | 13 | 6 | | | | | | | | | 39 |
| Ravenshead - LPD allocations | | | | | | | | 20 | 60 | 40 | 10 | | | | | | | 130 |
| Ravenshead - sites below threshold | | | | | | | | | | 3 | | | | | | | | 3 |
| Other villages - planning permissions | | | | | 9 | 8 | 2 | 14 | 8 | 3 | | | | | | | | 44 |
| Other villages - LPD allocations | | | | | | 10 | 35 | 12 | 2 | 2 | 2 | 2 | | | | | | 65 |
| Other villages - sites below threshold | | | | | | | | | | | | | | | | | | 0 |
| Windfall allowance | | | | | | | | | | | | | 46 | 46 | 46 | 46 | 46 | 230 |
| Total Projected Completions (net) | | | | | 229 | 208 | 479 | 649 | 827 | 798 | 731 | 575 | 465 | 381 | 318 | 236 | 231 | 6127 |
| Cumulative Completions | 275 | 502 | 823 | 1134 | 1363 | 1571 | 2050 | 2699 | 3526 | 4324 | 5055 | 5630 | 6095 | 6476 | 6794 | 7030 | 7261 | 7261 |
| PLAN - Annual Housing Target | 250 | 250 | 440 | 440 | 440 | 440 | 440 | 480 | 480 | 480 | 480 | 480 | 430 | 430 | 430 | 430 | 430 | 7250 |
| PLAN - Housing Target (cumulative) | 250 | 500 | 940 | 1380 | 1820 | 2260 | 2700 | 3180 | 3660 | 4140 | 4620 | 5100 | 5530 | 5960 | 6390 | 6820 | 7250 | |
| MONITOR - No. dwellings above or below cumulative housing target | 25 | 2 | -117 | -246 | -457 | -689 | -650 | -481 | -134 | 184 | 435 | 530 | 565 | 516 | 404 | 210 | 11 | |
| MANAGE - Annual housing target taking account of past/projected completions | 426 | 436 | 450 | 459 | 470 | 491 | 516 | 520 | 506 | 466 | 418 | 366 | 324 | 289 | 258 | 228 | 220 | -11 |
| Remaining Years | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | |

* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used.

Appendix B – Mature Landscape Areas and Landscape Character Areas

This table lists out the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall.

| Former MLA | Location | Landscape Character Area | Policy Zone | Landscape Analysis | | Landscape strategy |
|---------------------------|--|-------------------------------|---------------------------------------|---------------------|----------------------|------------------------|
| | | | | Landscape Condition | Landscape Character | |
| Bestwood | Covers a large part of Bestwood Country Park | Sherwood | Bestwood Wooded Farmlands (SH41) | Moderate | Low | Create and reinforce |
| Blidworth | Only part within Gedling Borough between Ravenshead and Blidworth. | Sherwood | Blidworth Wooded Estate Lands (SH46) | Very good | Moderate | Conserve |
| Burnstump | Located between A60 and A614 north of Leapool Island. | Sherwood | Papplewick Wooded Estate Lands (SH03) | Good | Moderate | Conserve and reinforce |
| Calverton East | East of Calverton | Sherwood | Calverton Village Farmlands (SH42) | Moderate | Moderate | Conserve and create |
| Dorket Head Fields | East of Dorket Head | Mid-Nottinghamshire Farmlands | Dumbles Rolling Farmland (MN45) | Good | Strong | conserve |
| Epperstone and Lowdham | Straddles Dover Beck part in Gedling Borough. | Mid-Nottinghamshire Farmlands | Woodborough Sloping Farmland (MN44) | Good | Strong to moderate | Conserve and enhance |
| Kirkby Forest Golf Course | Predominantly within Ashfield District encompassing Hollinwell Golf course | Sherwood | Kirkby Forest Wooded Farmland (SH45) | Very good | Moderate sensitivity | Conserve |
| Lambley Burton Joyce | East of Mapperley Plains to East of Lambley plus north of Nottingham Road, West of | Mid-Nottinghamshire Farmlands | Dumbles Rolling Farmland (MN45) | Good | Strong | Conserve |

| | | | | | | |
|------------|---|--|--|---|---|--|
| | Burton Joyce | | | | | |
| Newstead | Centred around Newstead Abbey | Sherwood | Newstead Abbey Wooded Estates(SH44) | Very good | High sensitivity | Conserve |
| Oxton Bogs | Narrow Valley feature with a linear series of ponds along Dover Beck between Oxton Bypass and Calverton. | Sherwood | Oxton Bogs River Meadowland (SH01) | Moderate | Moderate | Restore and create |
| Papplewick | From Strawberry Hill Plantation to Grange Farm, including Papplewick Hall, St James Church and Castle Mill Farm | Part Sherwood and part Magnesium Limestone | Papplewick Wooded Estate Lands (SH03), Linby Wooded Farmland (ML18) and River Lean Corridor (ML17) | SH03 - Good ML18 - Moderate ML17 - Moderate | SH03 - Moderate ML18 - Moderate ML17 - Moderate | SH03 - Conserve and Reinforce ML18 and ML17 - Enhance |

Appendix C – Local Interest Buildings

The table below shows the list of Local Interest Buildings as identified in the Gedling Borough Replacement Local Plan(2005). In the period prior to the review of locally important heritage assets the heritage assets on this list will be treated as such and Policy LPD 31 (Locally Important Heritage Assets) used to determine planning applications. In some cases, however, the significance of these assets may have reduced over time to a level which means they no longer warrant protection. Whether this is the case will be assessed on a case by case basis.

| Locally Important Heritage Asset | Location | In Conservation Area? |
|--|-----------------|------------------------------|
| 18 Calverton Road | Arnold | No |
| Daybrook Laundry, Mansfield Road | Arnold | No |
| Arnot Hill Lodge, Nottingham Road | Arnold | No |
| Walled Garden, Ramsdale Park | Arnold | No |
| Bestwood Hotel, Park Road | Bestwood | Yes |
| British Coal Offices, Park Road | Bestwood | Yes |
| St. Marks Church and adjoining cemetery, The Mount | Bestwood | Yes |
| Commemoration Cross, Bestwood Lodge | Bestwood | No |
| Dukes Cottages, Mansfield Road | Bestwood | No |
| 21-56 Park Road | Bestwood | Yes |
| 1-4 St Albans Road | Bestwood | Yes |
| 2-20 The Square | Bestwood | Yes |
| 35-37 Crifftin Road | Burton Joyce | No |
| 28 Lambley Lane | Burton Joyce | No |
| Dumble Cottage, 74 Lambley Lane | Burton Joyce | No |
| Beaconsfield House, 2 Main Street | Burton Joyce | No |
| 4 Main Street | Burton Joyce | No |
| 57 Main Street | Burton Joyce | No |
| Old School, Main Street | Burton Joyce | No |
| Carnarvon Reading Rooms, Main Street | Burton Joyce | No |
| Woodlands, 145 Main Street | Burton Joyce | No |
| GP Mills Store, 97 Main Street | Burton Joyce | No |
| Waterworks House, Shaftsbury Avenue | Burton Joyce | No |
| Waterworks, Shaftsbury Avenue | Burton Joyce | No |
| 5 St. Helens Grove | Burton Joyce | No |
| United Reform Church, Lambley Lane | Burton Joyce | No |
| Beanford Farm Barns, Beanford Lane | Calverton | No |
| Borrowside Farm Barns, Bonner Hill | Calverton | No |
| Old Church School, Burnor Pool | Calverton | Yes |
| 20 Burnor Pool | Calverton | Yes |
| 24 Burnor Pool | Calverton | Yes |
| 71-75 Crookdole Lane | Calverton | No |
| Weavers Cottage, 5 Main Street | Calverton | Yes |

| | | |
|---|----------------|-----|
| 6 Main Street | Calverton | Yes |
| Barns, rear 18 Main Street | Calverton | Yes |
| Yew Tree Cottage, 41 Main Street | Calverton | Yes |
| 133 Main Street/4 Woods Lane | Calverton | Yes |
| Barns at 145 Main Street | Calverton | Yes |
| Old Labray School, Main Street | Calverton | Yes |
| Old School House, Main Street | Calverton | Yes |
| The Pines, 166 Main Street | Calverton | Yes |
| Baptist Chapel, The Nook | Calverton | Yes |
| Calverton Pinfold, Main Street | Calverton | Yes |
| 3 Chandos Street, Netherfield | Carlton | No |
| St. James Church, Marshall Hill Drive | Carlton | No |
| Railway Air Shaft, Arnold Lane/Mapperley Plains | Carlton | No |
| Riverside Road/ 28 Mile End Road | Carlton | No |
| Drinking Fountain, Arnold Lane/Main Road | Carlton | No |
| Brook Cottage, 26 Arnold Lane | Carlton | No |
| The Nook, Blackhill Drive | Carlton | No |
| Horse Troughs, Main Road | Carlton | No |
| Glebe Farm, Lambley | Carlton | No |
| 38 Shearing Hill | Carlton | No |
| Dovecote, Dovecote Farm, 2 Willow Lane | Carlton | No |
| Farmhouse, Willow Lane | Carlton | No |
| Gedling Manor, Wood Lane | Carlton | No |
| Railway Crossing House, Stoke Lane | Carlton | No |
| 24 Church Street | Lambley | Yes |
| School room, Church Street | Lambley | Yes |
| Woodlark Inn, Church Street | Lambley | Yes |
| 45 Main Street | Lambley | Yes |
| Little Dumble, 62 Main Street | Lambley | Yes |
| Methodist Church, Main Street | Lambley | Yes |
| 88 Main Street | Lambley | Yes |
| 98/100 Main Street (Brandreth's shop) | Lambley | Yes |
| Village Scene, Main Street | Lambley | Yes |
| Pill Box, Corner of Nottingham Road/Mapperley Plains | Lambley | No |
| 23-29 Main Street | Lambley | Yes |
| 28 Church Lane | Linby | Yes |
| Outbuildings and cottage to Sherwood House, Main Street | Linby | Yes |
| Cottages adjacent Papplewick Pumping Station | Papplewick | No |
| Dovecote, Forest Farm | Papplewick | No |
| Gateway to Papplewick Hall, Blidworth Way | Papplewick | Yes |
| Wheelwrights Cottage, 30 Main Street | Papplewick | Yes |
| Westview farmhouse and adjoining outbuildings, 46 Main Street | Papplewick | Yes |
| 4,5,6,7 St. Lukes Way | Stoke Bardolph | No |
| 21 Stoke Lane and outbuildings | Stoke Bardolph | No |

| | | |
|--|----------------|-----|
| 22 Stoke Lane | Stoke Bardolph | No |
| 27 and 28 Stoke Lane | Stoke Bardolph | No |
| 35 and 36 Stoke Lane | Stoke Bardolph | No |
| Stoke House, Stoke Lane | Stoke Bardolph | No |
| St. Lukes Church, Stoke Lane | Stoke Bardolph | No |
| Ferry Boat Inn | Stoke Bardolph | No |
| 18-30 Bank Hill | Woodborough | Yes |
| Old School, Lingwood Lane | Woodborough | Yes |
| Old Vicarage and outbuildings, Lingwood Lane | Woodborough | Yes |
| Woodborough Manor, Main Street | Woodborough | Yes |
| The Old Post House, 101 Main Street | Woodborough | Yes |
| Punch Bowl House, 111 Main Street | Woodborough | Yes |
| 143-145 Main Street | Woodborough | Yes |
| 153 Main Street | Woodborough | Yes |
| 161 Main Street and adjacent barns | Woodborough | Yes |
| 173,175,179,181, 185 Main Street | Woodborough | Yes |
| Bank Farm, Bank Hill | Woodborough | No |

Appendix D – Glossary of Terms and Abbreviations

Adoption: The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Aligned Core Strategy: The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see definition below) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation (HMOs).

Authority Monitoring Report (AMR): A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Biodiversity Action Plan: An internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

Biodiversity Offsetting: Biodiversity Offsetting is a process by which conservation activities designated to deliver biodiversity benefits in compensation for losses are delivered. Using the Biodiversity Offsetting approach means that a developer employs a standardised formula to calculate the number of „biodiversity units“ to be lost as a result of development, based on the habitat(s) affected, the condition and the extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.

Building Regulations: Building Regulations ensure the health and safety of all people in and around buildings by providing functional requirements for building design and construction, as well as promoting energy efficiency in buildings.

Brownfield Land: A general term used to describe land which has been previously developed or built upon (See Previously Developed Land).

Building for Life: Sets out a national standard for well-designed homes and neighbourhoods.

Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Change of Use: A change of use occurs when the use of land or premises changes from one Use Class to another (eg shop to residential).

City Centre: This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater

Nottingham this equates to Nottingham City Centre.

Climate Change: Long term changes in temperature, precipitation, wind and all other aspects of the earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes: Former National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable. The Code has now been replaced by the National Housing Standards.

Community Infrastructure Levy (CIL): A standard charge levied by Councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of S106 agreements by April 2015 (see Section 106 Agreement).

Comparison Goods: Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

Compulsory Purchase Order (CPO): Compulsory purchase powers enable acquiring authorities to compulsorily purchase land to carry out a function which in the public interest. Anyone who has land acquired is generally entitled to compensation

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Conversion: where a change takes place within a Use Class. For example converting a house to flats. (For clarification, the term 'barn conversion' is a change of use for planning purposes).

Conurbation: A large densely populated urban area formed by the coalescence of individual town and cities.

Convenience Goods: Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Custom Build Housing: Custom build housing is housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with a specialist developer.

Demand Management: Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

Density: The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses.

Department for Communities and Local Government (DCLG): The Government department responsible for planning and local government.

Department for Transport (DfT): The Government department responsible for the English transport network and a limited number of transport matters in Scotland, Wales and Northern Ireland which are not devolved.

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also Local Enterprise Partnership.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Management: Development management describes the range of activities and interactions that together transform the "control of development and the use of land" into a more positive and proactive process.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document: A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

District Heating: A system for distributing heat generated in a central location for residential and commercial heating requirements, such as space heating and water heating

Economic Development: Development, including that within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Edge of Centre: (As defined within the NPPF) For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land / Use / Development: Encompasses B1, B2 and B8 Use classes (B1 Business, B2 General industrial Use, B8 Storage or distribution), together with 'sui generis' uses of a similar nature which are suitably located on employment sites. Examples of sui generis uses which may be appropriate include motor workshops, sorting offices, waste management development etc. The nature of the site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis use.

Employment Sector: One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

Enterprise Zones: An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy.

Environmental Assets: Physical features and conditions of notable value occurring within the plan area.

Environmental Infrastructure: Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base: The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test: Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council.

Green Belt: An area of land around a City having five distinct purposes:

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns;
and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see definition below). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (ha): An area 10,000 square metres or 2.471 acres.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

High Technology Industry: Industry that involves highly advanced or specialised

systems or devices.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Historic Parks and Gardens: Designated Parks and gardens considered to have features and qualities worthy of legal safeguarding under the 1983 National Heritage Act

Home Builders Federation (HBF): A federation representing the national and regional member interests of house builders in England and Wales.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Houses in Multiple Occupation (HMOs): Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

Housing Strategy: A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

Infrastructure: Term describing the basic structure of systems and services such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

Infrastructure Delivery Plan (IDP): Sets out the range of infrastructure required to support the Core Strategies and wider Local Plan.

Joint Planning Advisory Board: Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

Key Settlements for Growth: Settlements which will experience growth in line with the spatial strategy set out in Policy 2 of the Aligned Core Strategy.

Legal Compliance: As part of the process of preparing a development plan

document, the document is examined by the Planning Inspectorate to make sure that it is legal and sound. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Aligned Core Strategies has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

Lifetime Homes: Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD): A Document that forms part of the Local Plan and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework (LDF): A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

Local Development Scheme (LDS): A project plan setting out the timescales for the preparation of planning documents to be prepared by local planning authorities.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

Local Geological Site: A site with a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/ or representing the variation in the rock types within the county. Formerly known as Regionally Important Geological Sites (RIGS).

Local Green Space: Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Local Nature Reserve (LNR): Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. For Gedling Borough Council, the Aligned Core Strategy (adopted in September 2014) forms part 1 of the Local Plan and the Local Planning Document forms part 2 of the Local Plan.

Local Strategic Partnership: An overall partnership that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP): A plan setting out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

Local Wildlife Sites: (Formerly known as Site of importance for Nature Conservation (SINCs)). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Localism Act (2011): An act of parliament seeking to shift power from the centralised state to local communities.

Main Town Centre Uses: Defined in the NPPF as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and

concert halls, hotels and conference facilities)

Main Built Up Area of Nottingham: Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as Principal Urban Area).

Manual for Streets: Design guidance produced by the DfT for the development of residential and other lightly trafficked streets.

Minerals Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for minerals related issues with the County.

Mixed Use: Provision of a mix of complementary uses such as residential, community and leisure uses on a single site or within a particular area.

National Housing Standards: A range of mandatory and optional technical standards for house building which came into force on 1st October 2015 relating to space, energy performance, accessibility, water consumption and security. The standard replaces all other local standards (such as the Code for Sustainable Homes).

National Planning Policy Framework (NPPF): The NPPF replaces other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

National Planning Practice Guidance (NPPG): An online tool providing guidance on the application and interpretation of national planning policy.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act and the Planning and Compulsory Purchase Act 2004).

Nottingham Express Transit (NET): The light rail (tram) system for Greater Nottingham.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Pitch and Plot (Gypsy and Traveller): 'Pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and

travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Inspectorate (PINS): Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Policies Map: A document within the Local Plan which shows the spatial definition of the site allocations and includes policy areas designated by the Core Strategy and Development Control policies document (previously referred to as Proposals Map).

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Urban Area (PUA): See Main Built Up Area of Nottingham.

Priority Habitats and Species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Prospective Special Protection Area (pSPA): A site which is undergoing consideration for designation as a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

Registered Social Landlords (RSLs): Government funded not-for-profit organisations that provide affordable housing.

Regional Spatial Strategies (RSS): Plans providing regional level planning frameworks for the regions of England outside London. The revocation of RSS's was announced by the Government on 6 July 2010.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessments: An assessment of the likely impacts of additional retail floor space upon the vitality and viability of existing town centres and designated shopping areas. These must also demonstrate the need for additional floorspace.

Robin Hood Line: The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Areas: Those parts of Greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land outside of main built up areas of Nottingham and settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

Scheduled Monument: Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement (S106): Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning

permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Secured by Design: A crime prevention scheme focussing on crime prevention at the design, layout and construction stages of homes and commercial premises, promoting the use of security standards for a wide range of applications and products.

Self-build Housing: Where an individual is directly involved in organising the design and construction of their own home.

Sequential Test/Approach: A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

Service Sector: Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Site of Importance for Nature Conservation (SINCs): (Now known as Local Wildlife Sites). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Site of Special Scientific Interest (SSSI): A site designated by Natural England under the Wildlife and Countryside Act 1981.

Soundness: As part of the process of preparing development plan documents, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' as explained in paragraph 182 of the National Planning Policy Framework:

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Spatial Objectives: Principles by which the Spatial Vision will be delivered.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Portrait: A description of the social, economic and environmental characteristics of a local authority's area.

Spatial Vision: A brief description of how an area will be changed by the end of a plan period.

Special Protection Area (SPA): An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Starter Homes: Homes reserved for first time buyers under the age of 40 and sold with a discount of at least 20% of open market value

Statement of Community Involvement (SCI): A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Plan.

Strategic Allocations: Strategic sites identified in the Aligned Core Strategy which are expected to commence delivery within the first five years of adoption.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): Assessment used to refine information on

areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA): A high level assessment of the likely profile of future household needs for a local authority.

Strategic Locations: Strategic sites which are expected to commence delivery more than five years after adoption of the Aligned Core Strategy and for which further details are to be set out within documents such as masterplans, Neighbourhood Plans and part 2 Local Plans.

Strategic Sites: Strategically important employment or housing sites identified in the Aligned Core Strategy which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption, and 'Strategic Locations', which are expected to commence after five years from adoption.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment. For Gedling Borough, this is Hucknall.

Sustainable Drainage System (SuDS): The system of control of surface water runoff, designed to reduce the potential impact to new and existing development with respect to surface water drainage discharge.

Supplementary Planning Document (SPD): A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but do not form part of the development plan.

Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations.

Sustainable Community Strategy (SCS): A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing economic, social and environmental wellbeing.

Sustainable Development: The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): The system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Sustainable Urban Extension (SUE): An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

Town Centre (within retail hierarchy): Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Use Classes Order: The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

Viability (of a retail centre): A measure of a centre's commercial wellbeing.

Vitality (of a retail centre): A measure of how active & buoyant a centre is.

Waste Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

Windfall Allowance: An assumption about unallocated sites that aren't currently known about. Development on residential gardens should not form part of this assumption.

Zero Carbon: High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.

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Sustainability Appraisal Publication Draft

Main Report

Local Planning Document

March 2016

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Appendices

Appendix A – Scoping Report Update

Appendix A1: Report of Consultation on the Scoping Report (2013)

Appendix A2: Plans, Policies and Programmes Update

Appendix A3: Baseline Data Update

Appendix A4: SA Framework and SA Matrix

Appendix B – Reasonable Alternative Options for Policy Topics

Appendix C – Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall

Appendix C1: Arnold

Appendix C2: Carlton

Appendix C3: Edge of Hucknall

Appendix D – Reasonable Alternative Sites for Housing in the Key Settlements

Appendix D1: Bestwood Village

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Appendix D3: Ravenshead

Appendix E – Reasonable Alternative Sites for Housing in the Other Villages

Appendix E1: Burton Joyce

Appendix E2: Lambley

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Appendix E6: Stoke Bardolph

Appendix E7: Woodborough

Appendix F – Reasonable Alternative Sites for Employment

Appendix G – Appraisal of Development Management Policies

Appendix H – Appraisal of Site Allocations for Housing and Employment

Key to SA Scoring

The colour coding is used throughout this document and the appendices for the SA appraisals that have been undertaken. The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

| | |
|----------------------------|----|
| Major positive | ++ |
| Minor positive | + |
| Neutral / Not relevant | 0 |
| Minor negative | - |
| Major negative | -- |
| Uncertain – effect unknown | ? |

Section 1: Introduction

- 1.1 This document is the Sustainability Appraisal of the publication draft of the Local Planning Document. The Local Planning Document will form part of the Local Plan for Gedling Borough Council.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

Sustainable Development

- 1.3 The UK Government launched a strategy for sustainable development “Securing the future – delivering UK sustainable development strategy” in 2005. The strategy defines sustainable development as to “enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations”.
- 1.4 The strategy contains a set of five guiding principles for sustainable development:

Living within Environmental Limits

Respecting the limits of the planet’s environment, resources and biodiversity, to improve our environment and ensure that natural resources needed for life are unimpaired and remain so for future generations.

Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal well being, social cohesion and inclusion and creating equal opportunity for all.

Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

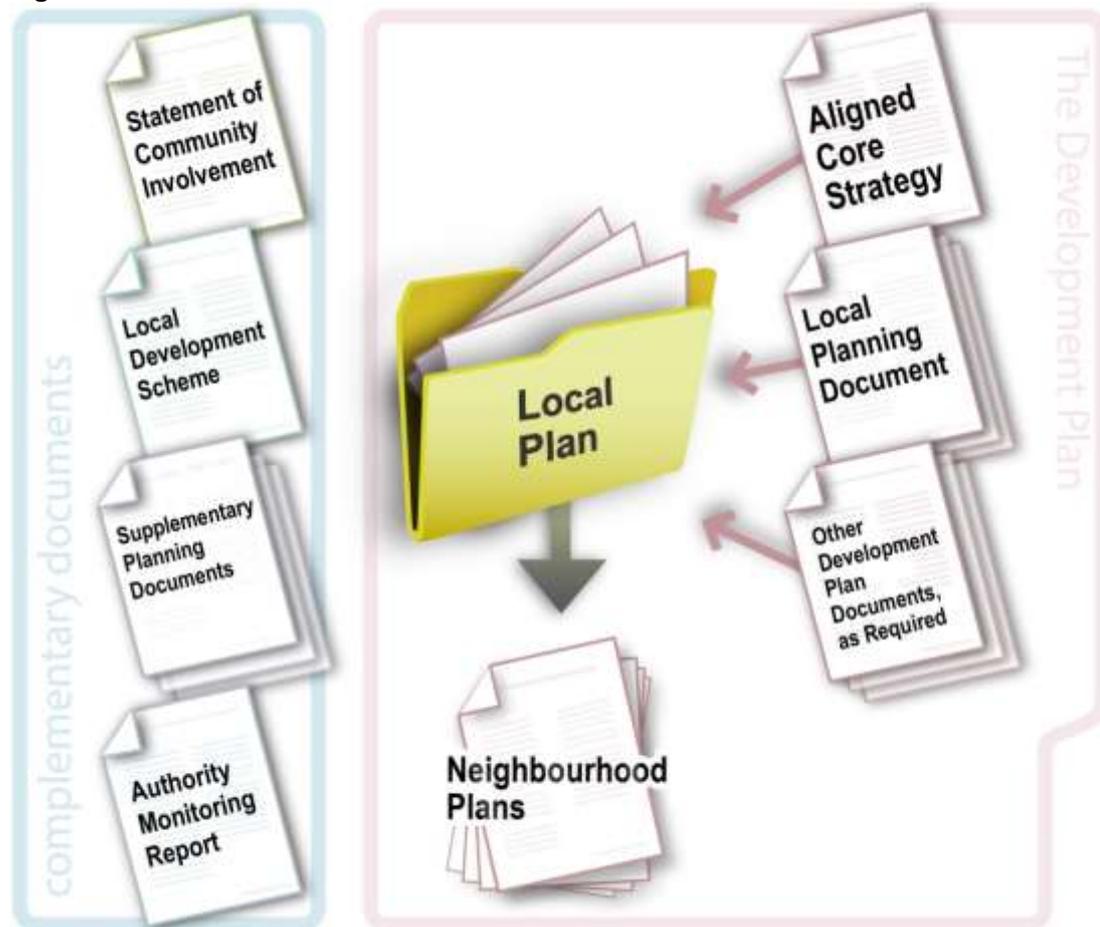
Promoting Good Governance

Actively promoting effective, participative systems of governance in all levels of society, engaging people’s creativity, energy, and diversity.

Local Plan

- 1.5 The Local Planning Document will form part of the Local Plan for Gedling Borough Council. The Local Plan is illustrated in **Figure 1** and shows how the Local Planning Document will fit into the overall scheme for the Council.

Figure 1: The Local Plan



Aligned Core Strategy

- 1.6 The Aligned Core Strategy (Part 1 Local Plan) was adopted on the 10 September 2014. The Aligned Core Strategy has been prepared in partnership with other Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.
- 1.7 The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The Aligned Core Strategy includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. The allocation of strategic sites in Gedling Borough includes Teal Close, North of Papplewick Lane and Top Wighay Farm. The Aligned Core Strategy also includes Gedling Colliery/Chase Farm as a strategic location.

- 1.8 A separate Sustainability Appraisal has been undertaken for the Aligned Core Strategy. The policies in the Aligned Core Strategy and the three strategic sites (i.e. Teal Close, North of Papplewick Lane and Top Wighay Farm) have not been re-appraised as part of the Sustainability Appraisal process for the Local Planning Document. The Gedling Colliery/Chase Farm site has been re-appraised as the site is allocated in the Local Planning Document. There have been some changes to the approach of undertaking the SA appraisals for the Local Planning Document. For instance the SA Framework used for the Sustainability Appraisal of the Aligned Core Strategy has been amended and used as part of the Sustainability Appraisal process for the Local Planning Document. Further details on the changes are in **Section 5**.

Local Planning Document

- 1.9 The Local Planning Document includes more detailed planning policies that compliment the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites.
- 1.10 The first stage of the Local Planning Document (Issues and Options) took place in October 2013. This set out the issues facing Gedling Borough. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, property developers, adjoining local authorities and specialists with expertise in the particular topic. These workshops explored options and detailed policy wording and have influenced the content of the publication draft of the Local Planning Document.
- 1.11 The publication draft of the Local Planning Document has been divided into four parts. Part A contains 61 development management policies and Part B contains 9 policies that relate to the site allocations. Part C contains the Policies Map which geographically illustrates the policies of the Local Plan¹. Part D contains four appendices.
- 1.12 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The development management policies and site allocations in the publication draft of the Local Planning Document have been appraised. The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in this document.

Map of area covered by the Local Planning Document

- 1.13 **Map 1** shows the area covered by the Local Planning Document which relates to the whole of Gedling Borough. The baseline data collected for the Scoping Report (2013) has been split into specific areas (2 urban areas² and 7 rural wards) which are shown on Map 1. The baseline data has been updated up to 31 March 2015 to reflect any new information since the Scoping Report

¹ This includes the strategic sites allocated in the Aligned Core Strategy

² At the time, Arnold consisted of 7 wards and Carlton 8 wards.

was published in 2013. Further details on the baseline data are in **Section 4** and **Appendix A**.

- 1.14 It should be noted that on 1 April 2015 the number of wards was reduced from 22 wards to 19 wards. The baseline data used in the Sustainability Appraisal will be updated to reflect the new ward boundaries in the Authority Monitoring Report 2015/16 and future reports.

Map 1: Borough Map



Consultation

- 1.15 This Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. This will provide the

opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal report to help inform any comments which may be made on the Local Planning Document.

- 1.16 The deadline for comments is **5pm on xx 2016**.
- 1.17 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

Section 2: Sustainability Appraisal

- 2.1 This section explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.
- 2.2 In addition to this process, local planning authorities are also required to carry out a Habitats Regulations Assessment and an Equality Impact Assessment. The separate Habitats Regulations Assessment and Equality Impact Assessment have been undertaken for the Local Planning Document. This section also summarises the outcome of both assessments.

Sustainability Appraisal (SA)

- 2.3 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents.
- 2.4 Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.
- 2.5 The SA is an ongoing process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

Strategic Environmental Assessment (SEA)

- 2.6 European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation in the UK in July 2004, requires that local planning authorities undertake an ‘environmental assessment’ of any plans and programmes they prepare that are likely to have a significant effect upon the environment.
- 2.7 The objective of SEA is stated in Article 1 of the Directive: ‘[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans ... with a view to promoting sustainable development’.
- 2.8 The SEA should consider the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Relationship between SEA and SA

- 2.9 Both SEA and SA are similar processes that involve a comparable series of tasks. The main difference is that the SEA focuses on environmental effects, whereas the SA covers environmental, social and economic matters. The National Planning Policy Framework states that a sustainability appraisal should meet the requirements of the European Directive on strategic environmental assessment.
- 2.10 For clarification, throughout this report the term ‘Sustainability Appraisal’ and SA are used to encompass the requirement of UK planning guidance and European law.
- 2.11 **Table 1** shows how the requirements of SEA Directive are met in the Sustainability Appraisal of the Local Planning Document.

Table 1: How the requirements of the SEA Directive are met in the SA

| Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1)) | Where requirement is met in the SA |
|--|---|
| (a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes | Section 1 introduces the Local Planning Document. Section 3 looks at the other policies, plans and programmes. Section 6 looks at the testing of the Local Planning Document objectives against the SA Framework. |
| (b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme | Section 4 describes the characteristics of the Borough and Section 7 looks at the scenario without the Local Planning Document. |
| (c) The environmental characteristics of areas likely to be significantly affected | Section 4 describes the characteristics of the Borough. Appendix A contains the updated baseline data. |
| (d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC | Section 4 describes the characteristics of the Borough. |
| (e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation | Section 3 describes the sustainability issues facing the Borough. |
| (f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects). | Section 9 looks at the likely effects of the development management policies and Section 11 looks at the likely effects of the site allocations for housing and employment. |

| Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1)) | Where requirement is met in the SA |
|---|---|
| (g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme | Mitigation measures have been considered as part of the SA assessment on the reasonable alternative options as well as the proposed policies and site allocations. Mitigation recommendations are provided in Section 9 and Section 10. Full details of mitigation measures are contained in Appendix B to H. |
| (h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information | Section 8 looks at the findings of the reasonable alternative options for the policies and Section 10 looks at the findings of the reasonable alternative sites for the site allocations for housing and employment. |
| (i) A description of measures envisaged concerning monitoring in accordance with Article 10 | Section 12 looks at the monitoring framework. |
| (j) A non-technical summary of the information provided under the above headings | See separate Non-Technical Report. |

Stages of Sustainability Appraisal

- 2.12 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 2.13 The Government's guidance identifies 5 stages of carrying out an SA. **Table 2** shows the main stages of a Sustainability Appraisal.
- 2.14 The Scoping Report covers Stage A of the SA process. As the Scoping Report was published in 2013, the baseline data in the Scoping Report has been updated. In response to the consultation comments received on the Scoping Report, the list of Policies, Plans and Programmes has been updated and the SA Framework has been amended. Further details are contained in **Section 3** and **Appendix A**.
- 2.15 This report covers Stages A, B and C of the SA process. D1 represents the consultation stage which this Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. The remaining stages (D and E) of the SA will be completed at the adoption stage.

Table 2: Stages in the Sustainability Appraisal

| | | | | |
|----------------|---|--------|--|---|
| Stage A | Setting the context and objectives, establishing the baseline and deciding on the scope | A1 | Identifying other relevant policies, plans and programmes, and sustainability objectives | ✓ |
| | | A2 | Collecting baseline information | ✓ |
| | | A3 | Identifying sustainability issues and problems | ✓ |
| | | A4 | Developing the Sustainability Appraisal Framework | ✓ |
| | | A5 | Consulting on the scope of the Sustainability Appraisal | ✓ |
| Stage B | Developing and refining options and assessing effects | B1 | Testing the Development Plan Document objectives against the Sustainability Appraisal Framework | ✓ |
| | | B2 | Developing the Development Plan Document options | ✓ |
| | | B3 | Predicting the effects of the Development Plan Document | ✓ |
| | | B4 | Evaluating the effects of the Development Plan Document | ✓ |
| | | B5 | Considering ways of mitigating adverse effects and maximising beneficial effects | ✓ |
| | | B6 | Proposing measures to monitor the significant effects of implementing the Development Plan Documents | ✓ |
| Stage C | Preparing the Sustainability Appraisal report | C1 | Preparing the Sustainability Appraisal report | ✓ |
| Stage D | Consultation on the Development Plan Document and Sustainability Appraisal report | D1 | Public participation on the preferred options of the Development Plan Document and the Sustainability Appraisal report | ✓ |
| | | D2(i) | Appraising significant changes | |
| | | D2(ii) | Appraising significant changes resulting from representations | |
| | | D3 | Making decisions and providing information | |
| Stage E | Monitoring the significant effects of implementing the Development Plan Document. | E1 | Finalising aims and methods for monitoring | |
| | | E2 | Responding to adverse effects | |

Habitats Regulations Assessment (Appropriate Assessment)

- 2.16 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment (AA) is made of the effects of land-use plans sites of European importance for nature conservation.
- 2.17 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.
- 2.18 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.
- 2.19 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The

screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).

- 2.20 Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. The work confirms that there has not been any significant change in policy to housing distribution. The screening of the policies has been undertaken. The screening exercise as it relates to the prospective Sherwood Forest Special Protection Area is effectively a 'shadow' HRA given that the area is not yet a designated site. However, as the Local Planning Document is in general conformity with the Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of assessment.
- 2.21 A review of the proposed site allocations for housing and employment in the Local Planning Document also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.
- 2.22 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.
- 2.23 For further information, please see the separate document on the Habitats Regulations Assessment.

Equality Impact Assessment

- 2.24 Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics³:
- Age
 - Disability
 - Gender
 - Gender reassignment
 - Marriage and civil partnership

³ <http://www.equalityhumanrights.com/advice-and-guidance/new-equality-act-guidance/protected-characteristics-definitions>

- Pregnancy and maternity
- Race
- Religion and belief
- Sexual orientation

2.25 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody"⁴. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

2.26 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Local Planning Document have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

2.27 For further information, please see the separate document on the Equalities Impact Assessment.

⁴ Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009)

Section 3: The Scoping Stage (Stages A1-A5)

- 3.1 This section looks at the first stage of the Sustainability Appraisal. The Scoping Report covers Stage A of the Sustainability Appraisal.
- 3.2 In October 2013, the Scoping Report was consulted alongside the Issues and Options stage of the Local Planning Document during a 8 week consultation period. The key issues raised from the consultation on the Scoping Report and the Council response are summarised in **Appendix A**.

Policies, Plans and Programmes (Stage A1)

- 3.3 Article 5 (1) (a) of the SEA Directive requires an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes. The Scoping Report explains that the first stage of Sustainability Appraisal involves reviewing relevant international, national and local policy guidance, plans and strategies to identify their key requirements, and assess their relationship to the Local Planning Document.
- 3.4 The Scoping Report sets out the review of all documents and strategies considered relevant to the Local Planning Document. It establishes the environmental, social and economic situation and allows opportunities and synergies between the plans and the Local Planning Document to be identified, as well as any potential conflicts. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal. As there was no definitive list of plans that must be reviewed, the review of the plans that are deemed relevant to the Local Planning Document have been included in Appendix 1 of the Scoping Report.
- 3.5 The Scoping Report identified the key messages from the reviews of plans, policies and programmes. The key messages list is split into different themes:
- Accessibility and transport
 - Air quality
 - Biodiversity and habitats
 - Business development and the economy
 - Climate change
 - Community safety
 - Education
 - Employment
 - Energy
 - Flood risk
 - Health
 - Housing
 - Land use
 - Landscape
 - Resources

- Rural
- Sustainable communities
- Waste
- Water

3.6 Responses from the consultation on the Scoping Report highlight a number of documents missing from the list of plans, policies and programmes. The review of the plans, policies and programmes and the table identifying the key messages have been updated and are included in **Appendix A**.

Baseline Information (Stage A2)

3.7 Article 5 (1) (b) and (c) of the SEA Directive require the information on the relevant aspects of the current state of the environment and the environmental characteristics of areas that are likely to be significantly affected. The Scoping Report describes the characteristics of the Borough based on the baseline data as of 2013. Where available, the baseline data has been updated to 2015 and included in **Appendix A**. The updated characteristics of Gedling Borough are included in **Section 4**.

Sustainability Issues (Stage A3)

3.8 Through the analysis of the baseline data and officer knowledge, a number of sustainability issues facing the Borough have been identified and reported in the Scoping Report. It is considered that the amended list of policies, plans and programmes in the light of the responses from the consultation on the Scoping Report and the updated baseline information to 2015 do not change the sustainability issues identified in the Scoping Report. **Table 3** summarises the sustainability issues facing the Borough.

Table 3: Sustainability Issues

| Key issue | Potential influence | Role of Local Planning Document |
|--|----------------------------|--|
| Spatial Issues | | |
| <p>Population growth has been high in the Borough and further population growth is projected.</p> <p>The Aligned Core Strategy sets out a housing requirement of 7,250 new homes between 2011 and 2028. Dwellings will be built in and adjoining built up area of Nottingham (approx 2,840 homes), adjoining Hucknall Sub Regional Centre (approx 1,600 homes), in three Key Settlements of Bestwood Village, Calverton and Ravenshead (approx 2,543 homes) and in other villages (up to 260 homes).</p> | Major | <p>The impacts of the projected population increases for the Borough are likely to be significant.</p> <p>The Local Planning Document can ensure that new homes are developed in appropriate locations in line with the Aligned Core Strategy.</p> <p>The Local Planning Document should also make provision for appropriate employment opportunities and deliver infrastructure for existing and future residents of Gedling Borough.</p> |

| Key issue | Potential influence | Role of Local Planning Document |
|---|----------------------------|--|
| <p>There is significant need for affordable housing provision.</p> <p>Different areas of the Borough would require specific types of housing.</p> | | |
| <p>Some of the rural settlements within the Borough are very isolated and suffer from poor transport links. Access to facilities is vital.</p> | Major | <p>There is a need to reduce the reliance on the private car and increase the use of alternative transport modes.</p> |
| <p>There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.</p> | Moderate | <p>The Local Planning Document can help reduce the need to travel by allocating sites in areas well served by public transport.</p> |
| Built and Natural Environmental | | |
| <p>A high proportion of land within the Borough is Green Belt.</p> <p>There is potential for conflict between the need to protect Green Belt from inappropriate development and the need to provide sufficient land for housing in line with the Aligned Core Strategy requirement.</p> | Major | <p>The Local Planning Development needs to balance the need to provide sufficient land for housing growth with the need to protect the Green Belt (where possible) within the context of the relevant policies of the Aligned Core Strategy.</p> |
| <p>There are a large number of sites which are important in landscape and biodiversity terms and should be conserved and enhanced where possible.</p> | Major | <p>The Local Planning Document will look to protect and enhance green infrastructure, landscape and biodiversity within the context of the relevant policies of the Aligned Core Strategy.</p> |
| <p>There is a need to conserve and enhance the Borough's distinctive character and contribute towards creating a sense of place within new developments.</p> | Major | <p>The Local Planning Document will set out an approach on the design of new developments within the context of the relevant policies of the Aligned Core Strategy.</p> |
| <p>Significant areas within the Borough are at risk from flooding.</p> | Moderate/ Major | <p>The Local Planning Document can ensure that sites at risk from flooding are protected from development within the context of the relevant policies of the Aligned Core Strategy.</p> |
| <p>There is a need to improve energy efficiency and reduce contributions to climate change.</p> | Moderate | <p>The Local Planning Document will set out an approach to reduce carbon emissions within the context of the relevant policies of the Aligned Core Strategy.</p> |
| Economic Issues | | |
| <p>The Aligned Core Strategy sets out employment requirement of 22,800 sq m for new office and</p> | Major | <p>The Local Planning Document can ensure that new employment uses are developed in appropriate locations in line with the Aligned Core Strategy.</p> |

| Key issue | Potential influence | Role of Local Planning Document |
|---|---------------------|--|
| research development and 10 hectares for new and relocating industrial and warehouse uses. | | |
| The proportion of the Borough's workforce employed in the service sector is very large. | Moderate/ Major | The Local Planning Document should provide for different types of employment to ensure that the Borough's economic base does not continue to narrow as this could have a detrimental effect on the Borough's economy as a whole. |
| Social / Community Issues | | |
| Parts of the Borough have relatively high deprivation. | Moderate/ Major | The provision of housing and employment developments with improved linkages to existing communities alongside improvements to facilities and the local environment can help to address deprivation. |
| House prices are relatively high within the Borough and there is a significant need for affordable housing provision. | Major | The Local Planning Document can ensure that new affordable dwellings are provided in appropriate locations. |
| Population of the Borough is ageing in a number of villages including Ravenshead. | Major | The Local Planning Document will have a role in ensuring the right type of new homes, services and facilities are delivered to suit the needs of the ageing population. |

Sustainability Framework (Stage A4)

3.9 The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues. As the SA Framework has been established for the Aligned Core Strategy and the issues have not changed significantly since, it was decided to use the same SA Framework to test the sustainability of the Local Planning Document. Responses from the consultation on the Scoping Report suggest a number of changes to the SA Framework. The SA Framework has been amended as the result of the consultation comments of the Scoping Report and also the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy. Further details on the revised SA Framework are in **Section 5**.

Section 4: Baseline Data and Characteristics (Stage A2 Update)

- 4.1 The section looks at the baseline information on social, economic and environmental characteristics of the Borough. Article 5 (1) (b) and (c) of the SEA Directive require the relevant aspects of the current state of the environment and the environmental characteristics of areas likely to be significantly affected.
- 4.2 The baseline data in the Scoping Report was published in 2013. Where available, the baseline data has been updated to 2015 and included in **Appendix A**.
- 4.3 The description of the characteristics of Gedling Borough set out in the Scoping Report was taken from the Aligned Core Strategy submission document (June 2013). Some of the statistics have been updated in the Scoping Report using Census 2011 statistics which are available from the Gedling Insight webpage (<http://www.gedlinginsight.org.uk>) and other statistics. The statistics in this section have been updated using the latest baseline data.

Spatial Issues

- 4.4 Gedling Borough is a mix of urban and rural with a large proportion of residents living in the Greater Nottingham suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham. Other significant settlements within the Borough include Bestwood Village, Calverton and Ravenshead which have good accessibility to a range of services and facilities. Other villages in the Borough include Burton Joyce, Lambley, Linby, Newstead, Stoke Bardolph and Woodborough.
- 4.5 Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.
- 4.6 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

Built and Natural Environment

- 4.7 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is 1 Site of Special Scientific Interest (SSSI) which is located near Linby as well as 4 Local Nature Reserves (LNRs), 86 Local Wildlife Sites and several areas of fine landscape previously designated as Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). It has not been confirmed when a decision on the extent of any possible SPA will be made.
- 4.8 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the North of the Borough. There are 189 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 168 Grade II), 9 Scheduled Ancient Monuments and 4 Registered Parks and Gardens. However some of these heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient Monument included on the national Heritage at Risk register.
- 4.9 Bestwood Village, Calverton, Gedling Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

Economic Issues

- 4.10 As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of people aged 16+ who are qualified to Bachelors degree or equivalent and high qualifications, the main areas of occupation are in managerial, administrative and professional occupations. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs. Within the Borough, there are 3,500 businesses and 24 per cent of these are based within the rural areas.
- 4.11 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery/Chase Farm, Teal Close and also at Top Wighay Farm which offers good access to the M1. Other key existing areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.
- 4.12 There are a number of town and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is the largest town centre in the Borough and ranked the highest centre in the hierarchy. It is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

Social / Community Issues

- 4.13 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield and Colwick and Killisick wards in Carlton and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.
- 4.14 Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Lambley and Ravenshead. The ethnic minority population has increased from 5.2% in 2001 to 9.7% in 2011.

Section 5: The Sustainability Appraisal Framework (Stage A4 Update)

- 5.1 The section looks at the SA Framework that is used to assess the sustainability of the Local Planning Document.
- 5.2 The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues. The Scoping Report explains that the SA Framework has been established for the Aligned Core Strategy and as the issues have not changed significantly it was decided to use the SA Framework as the basis to assess the sustainability of the Local Planning Document. Responses from the consultation on the Scoping Report suggest a number of changes to the SA Framework. The SA Framework has been amended as the result of the consultation comments of the Scoping Report and also the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy.

Comments from the Scoping Report consultation

- 5.3 The comments of Environment Agency, English Heritage, Severn Trent Water Ltd and the Borough Scientific Officer from the consultation on the Scoping Report suggested a number of changes to the SA Framework. The changes to the SA Framework included:-
- SA objective 3: Heritage to include additional questions;
 - SA objective 6. Environment, Biodiversity and Green Infrastructure to include question on net biodiversity gain;
 - SA objective 8. Natural Resources and Flooding to include questions on Source Protection Zone, water conservation and air pollution and remove reference to flooding; and
 - A new stand-alone SA objective 9 on flooding was created. This involved the re-numbering of the remainder of the SA objectives (now re-numbered 10 to 15).

Addressing the key comments on the SA for the Aligned Core Strategy

- 5.4 The key comments raised from the Sustainability Appraisal of the publication version of the Aligned Core Strategy were:-
- Concerns about the SA objectives chosen and that more weight should have been given to environmental considerations;
 - The colour coding scheme used was arbitrary / lack of consistency between SA assessment and SA objectives; and
 - The team producing the SA was not sufficiently independent of the policy writing process.

- 5.5 It is not considered appropriate to give environmental criteria greater weight than another as the Sustainability Appraisal process was looking to ensure that the Local Plan was balanced in sustainability terms against the three themes; social, economic and environmental. Non-designated landscape of high value, loss of Green Belt, loss of good quality agricultural land and education were argued to be the missing factors from the SA assessment of the Aligned Core Strategy. Landscape of high value and good quality agricultural land are now included as part of the SA Framework for the Local Planning Document. The Green Belt Review work is a separate piece of work undertaken for the Local Planning Document and not viewed appropriate to include a policy tool as part of the environmental criteria.
- 5.6 The colour coding scheme has been amended for the SA assessment of the Local Planning Document. The colour coding scheme has been simplified to address the consistency issue between the main report (which contain the summaries of the SA assessment) and the appendices (which contain the full SA assessment results). A SA matrix was created and used for the assessment of the sites for consistency purposes. The SA Matrix is included in **Appendix A**.
- 5.7 Paragraph 2.20 of A Practice Guide to SEA (2005) states that the SEA Directive does not prescribe who is to carry out an SEA, but normally it is the task of the Responsible Authority i.e. the body which prepares and/or adopts the plan. In the light of the comments, a group was set up to undertake the SA assessment of the Local Planning Document. The SA group consists of:
- Officers from Planning Policy, Housing, Economic Development, Public Protection and Parks and Street Care at Gedling Borough Council;
 - Officers from Nature Conservation, Historic Environment and Highways at Nottinghamshire County Council;
 - Representative from Natural England;
 - Representative from Historic England⁵; and
 - Representative from Environment Agency.
- 5.8 The SA group suggested a number of minor changes to the SA Framework. The SA Matrix was agreed with the SA group.

SA Framework

- 5.9 A series of policy questions in the SA Framework were used to assess the reasonable alternative options for the policies and the proposed policies in Part A of the Local Planning Document. The SA Matrix, which also includes a series of site questions, was used to assess the reasonable alternative options for the sites and the proposed site allocations in Part B of the Local Planning Document. The SA Framework and the SA Matrix are included in **Appendix A**.

⁵ Previously known as English Heritage.

5.10 **Table 4** provides the revised SA Framework incorporating the series of policy and site questions used in the SA appraisals.

Table 4: Revised SA Framework

| SA Objectives | Decision Making Criteria | |
|--|---|--|
| | Policy Questions | Site Specific Questions |
| <p>1. Housing</p> <p>To ensure that the housing stock meets the housing needs</p> | <p>Will it increase the range and affordability of housing for all social groups?</p> <p>Will it reduce homelessness?</p> <p>Will it reduce the number of unfit/vacant homes?</p> | <p>Is the site allocated for housing?</p> <p>Is the site allocated for gypsy, traveller and travelling showpeople?</p> |
| <p>2. Health</p> <p>To improve health and reduce health inequalities</p> | <p>Will it reduce health inequalities?</p> <p>Will it improve access to health services?</p> <p>Will it increase the opportunities for recreational physical activity?</p> | <p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 m walking distance of a recreational area?</p> <p>Will the development result in a loss of outdoor recreational space?</p> |
| <p>3. Heritage and Design</p> <p>To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)</p> | <p>Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p> <p>Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p> <p>Will it conserve and enhance the archaeological environment?</p> <p>Will it protect/improve access and enjoyment of the historic environment?</p> <p>Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p> | <p>Will the development result in a loss or harm of designated and non-designated heritage assets and their settings?</p> <p>Designated assets = Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Historic Parks and Gardens</p> <p>Non-designated assets = local listed buildings</p> <p>Will the development result in a loss or erosion of landscape/townscape character?</p> <p>Will the development promote heritage based tourism?</p> |
| <p>4. Crime</p> <p>To improve community safety, reduce crime and the fear of crime</p> | <p>Will it reduce crime and the fear of crime?</p> <p>Will it increase the prevalence of diversionary activities?</p> <p>Will it contribute to a safe secure built environment through designing out crime?</p> | <p>Will the site be designed to a safe secure built environment through designing out crime?</p> |

| | Decision Making Criteria | |
|---|---|--|
| SA Objectives | Policy Questions | Site Specific Questions |
| 5. Social To promote and support the development and growth of social capital | Will it protect and enhance existing cultural assets? Will it improve access to, encourage engagement with and residents satisfaction in community activities? Will it improve ethnic and intergenerational relations? | Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the development result in a loss of a community facility? |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Will it help protect and improve biodiversity and avoid harm to protected species? Will it increase, maintain and enhance sites designated for their nature conservation interest? Will it conserve and enhance the geological environment? Will it help protect and improve habitats? Will it maintain and enhance woodland cover and management? Will it provide new open space? Will it improve the quality of existing open space? Will it encourage and protect Green Infrastructure opportunities? | Will it create net biodiversity gain? Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision on-site or off-site open space? Will the development involve the loss of existing open space? Will the development improve the underused or undervalued open space? |
| 7. Landscape To protect and enhance the landscape character, including heritage and its setting | Does it respect identified landscape character? Does it have a positive impact on visual amenity? | The landscape and visual sensitivity for each site has been assessed in the URS Landscape and Visual Analysis of Potential Development Sites (December 2014) which informs this SA objective |

| Decision Making Criteria | | |
|---|--|---|
| SA Objectives | Policy Questions | Site Specific Questions |
| <p>8. Natural Resources</p> <p>To prudently manage the natural resources including water, air quality, soils and minerals</p> | <p>Will it improve water quality?</p> <p>Will it conserve water?</p> <p>Will it increase levels of air pollution?</p> <p>Will it lead to reduced consumption of raw materials?</p> <p>Will it promote the use of sustainable design, materials and construction techniques?</p> <p>Will it prevent the loss of greenfield land to development?</p> <p>Will it protect the best and most versatile agricultural land?</p> | <p>Will the site cause any harm to the Source Protection Zone?</p> <p>Will the site cause additional harm to an Air Quality Management Area?</p> <p>Is the site a brownfield site?</p> <p>Is the site on agricultural land classified:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent); - Grade 2 (very good); - Grade 3: 3a (good); - Grade 3: 3b (moderate); - Grade 4 (poor); - Grade 5 (very poor)? <p>Will the development lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> |
| <p>9. Flooding</p> <p>To minimise the risk of flooding and steer development away from areas at highest flood risk</p> | <p>Will it minimise flood risk?</p> | <p>Is the site within or adjacent EA flood zone</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p> |
| <p>10. Waste</p> <p>To minimise waste and increase the re-use and recycling of waste materials</p> | <p>Will it reduce household and commercial waste per head?</p> <p>Will it increase waste recovery and recycling per head?</p> <p>Will it reduce hazardous waste?</p> <p>Will it reduce waste in the construction industry?</p> | <p>Will the development reduce household and commercial waste per head?</p> |
| <p>11. Energy and Climate Change</p> <p>To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources</p> | <p>Will it improve energy efficiency of new buildings?</p> <p>Will it support the generation and use of renewable energy?</p> <p>Will it support the development of community energy systems?</p> <p>Will it ensure that buildings are able to deal with future changes in climate?</p> | <p>Will the development include provision of renewable technology?</p> <p>Is the development for renewable energy?</p> <p>Is the site for the development of community energy systems?</p> |

| | Decision Making Criteria | |
|--|---|---|
| SA Objectives | Policy Questions | Site Specific Questions |
| 12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Will it use and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport? Will it increase accessibility to services and facilities? | Is the site accessible by public transport? Is the site located within the main urban area? |
| 13. Employment To create high quality employment opportunities | Will it improve the diversity and quality of jobs? Will it reduce unemployment? Will it increase average income levels? | Will the development provide jobs for unemployed people? |
| 14. Innovation To develop a strong culture of enterprise and innovation | Will it increase levels of qualification? Will it create jobs in high knowledge sectors? Will it encourage graduates to live and work within the plan areas? | Is the proposal for new educational buildings? Is the site allocated for specific employment uses e.g. office-based? Is the site allocated for mixed live work units? |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Will it provide land and buildings of a type required by businesses? Will it provide the required infrastructure? Will it provide business/ university clusters? | Is the site allocated for employment, retail or mixed use? Will the development involve the loss of employment, retail or mixed use land? |

5.11 Table 6 in the Scoping Report shows the relationship between SA objectives and SEA Directive topics. The table has been updated to reflect the changes to the SA Framework as shown in **Table 5**.

Table 5: SA objectives and SEA Directive topics

| SA objectives | SEA Directive topics |
|--|-------------------------------|
| 1. Housing To ensure that the housing stock meets the housing needs | Population Material assets |
| 2. Health To improve health and reduce health inequalities | Population Human health |
| 3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built | Cultural heritage |

| | |
|---|--|
| environment (including archaeological assets) | |
| 4. Crime To improve community safety, reduce crime and the fear of crime | Population Human health |
| 5. Social To promote and support the development and growth of social capital | Population Human health |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Biodiversity Fauna Flora |
| 7. Landscape To protect and enhance the landscape character, including heritage and its setting | Landscape |
| 8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals | Soil Water Climatic factors Material assets |
| 9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk | Water Climatic factors |
| 10. Waste To minimise waste and increase the re-use and recycling of waste materials | Soil Material assets |
| 11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources | Climatic factors |
| 12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Air Climatic factors |
| 13. Employment To create high quality employment opportunities | Population Material assets |
| 14. Innovation To develop a strong culture of enterprise and innovation | Population |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Material assets |

Methodology

- 5.12 The reasonable alternative options for the policy topics and the site allocations have been assessed against the SA Framework and the SA Matrix. The appraisals of the reasonable alternative options have been undertaken and the SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, neutral and uncertain.
- 5.13 The full findings of the SA assessment of the reasonable alternative options for the policy topics are included in **Section 8** and the full findings of the SA assessment of the reasonable alternative options for the site allocations are included in **Section 10**. Further details on how the appraisals of the reasonable alternative options have been undertaken are included in both sections.
- 5.14 The proposed policies and site allocations have been assessed against the SA Framework and the SA Matrix. The assessment has been undertaken to record the following:
- SA scoring – whether the effect is likely to be positive, negative, neutral and uncertain;

- Scale – whether the effect is likely to be in specific locations or across the Borough;
- Timescale – whether the timescale of the effect is likely to be short, medium or long term; and
- Permanency – whether the effect is likely to be temporary or permanent.

5.15 The full findings of the SA assessment of the proposed policies are included in **Section 9** and the full findings of the SA assessment of the proposed site allocations are included in **Section 11**. Further details on how the appraisals of the proposed policies and site allocations were undertaken are included in both sections.

Section 6: Testing the Local Plan objectives against the SA Framework (Stage B1)

- 6.1 This sections look at the Local Plan objectives against the SA objectives as set out in the SA Framework. This is the first step to take in the Stage B of the Sustainability Appraisal process. For information, the Local Plan refers to the Aligned Core Strategy and Local Planning Document.
- 6.2 The spatial vision is set out in the Aligned Core Strategy. It is appropriate to roll forward this vision to apply to the Local Planning Document. The 12 spatial objectives to achieve the spatial vision are also set out in the Aligned Core Strategy and also apply equally to the Local Planning Document. The Local Planning Document sets out the objectives in an edited form, in that it includes only those elements which apply directly or indirectly to Gedling Borough. The Local Planning Document also explains how it addresses the spatial objectives set out in the Aligned Core Strategy.
- 6.3 The spatial objectives (in an edited form) as set out in the Local Planning Document are:

i) Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.

ii) High quality new housing: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

Gedling Colliery/Chase Farm is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the future necessary highway infrastructure.

The main built up area of Nottingham will be expanded with a sustainable Urban Extension at Teal Close, Netherfield.

Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (in Ashfield District) will support the regeneration of this Sub Regional Centre.

In other parts of the plan area, the key settlements of Bestwood Village, Calverton and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.

iii) Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses within the Sustainable Urban Extension at Top Wighay.

Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.

iv) Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Arnold town centre

v) Regeneration: to ensure brownfield regeneration opportunities are maximised, at the former Gedling Colliery. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.

vi) Protecting and enhancing the area's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.

vii) Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views by designing out crime and by respecting and enhancing local distinctiveness.

viii) Health and wellbeing: to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.

ix) Opportunities for all: to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay Farm, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.

x) Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.

xi) Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.

xii) Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.

- 6.4 The 12 spatial objectives were appraised as part of the Sustainability Appraisal for the Aligned Core Strategy. As the SA Framework has been amended (i.e. there are now 15 SA objectives instead 14 SA objectives), the appraisal carried out as part of the Sustainability Appraisal for the Aligned Core Strategy has been revisited and updated to reflect the changes to the SA Framework.
- 6.5 **Table 6** shows the compatibility matrix of the Local Plan objectives and the SA objectives. Note the Local Plan objectives have been shortened in the left column of the table.

Table 6: Local Plan objectives and SA objectives

| Key | | SA objectives | | | | | | | | | | | | | | |
|-----------------------|---------------------------|---------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| | | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
| ++ | strongly compatible | | | | | | | | | | | | | | | |
| + | compatible | | | | | | | | | | | | | | | |
| ? | uncertain | | | | | | | | | | | | | | | |
| - | no relationship | | | | | | | | | | | | | | | |
| Local Plan objectives | i. Climate Change | + | + | + | - | + | ++ | ++ | ++ | ++ | + | ++ | ++ | ? | ++ | ++ |
| | ii. New Housing | ++ | ++ | - | ++ | - | ? | + | ? | ? | + | + | + | + | + | + |
| | iii. Economic Prosperity | + | + | + | + | + | ? | ? | ? | ? | ? | + | ? | ++ | ++ | ++ |
| | iv. Town Centres | + | ? | ? | + | ++ | - | + | ? | - | ? | + | ++ | ++ | + | + |
| | v. Regeneration | + | + | ? | ++ | ++ | + | ? | ? | ? | ? | + | ++ | + | + | + |
| | vi. Local Distinctiveness | ? | - | ++ | - | - | - | ++ | + | - | + | - | + | + | ? | ? |
| | vii. Communities | + | + | ? | ++ | ++ | - | - | - | - | - | - | + | + | + | + |
| | viii. Health | ++ | ++ | ? | + | ++ | + | + | ++ | + | ? | + | ++ | + | + | - |
| | ix. Opportunities | ++ | + | + | ++ | ++ | - | - | - | - | - | - | + | ++ | + | + |
| | x. Transport | + | + | ? | + | - | ? | + | + | ? | ? | ++ | ++ | ? | + | ++ |
| | xi. Natural Assets | ? | ++ | + | + | - | ++ | ++ | ++ | ++ | - | - | + | ? | - | ? |
| | xii. Infrastructure | + | + | + | + | + | + | ? | + | - | ? | + | + | + | + | ++ |

6.6 The findings of the above table are summarised in **Table 7**.

Table 7: Appraisal findings of Local Plan objectives against the SA Framework

| SA Objective | Commentary |
|---|---|
| 1. Housing To ensure that the housing stock meets the housing needs | The Local Plan plans spatially for timely and viable infrastructure to support housing but delivery is dependent on implementation of the plans. Good housing is known to be significant to health and access to other opportunities in life. The Council acknowledges the uncertain impacts of new housing on natural assets and existing heritage in Gedling Borough and will mitigate harm where reasonable and practicable. |
| 2. Health To improve health and reduce health inequalities | The Local Plan is able to support the health objective, particularly through the enhancement of natural assets including green infrastructure for recreation, and providing high quality new housing. |

| SA Objective | Commentary |
|--|---|
| <p>3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)</p> | <p>The Local Plan is shown to have an uncertain effect on the heritage and design objective with respect to development as it depends whether the development is heritage led or integrated with the existing heritage or whether other Local Plan objectives are given priority on site.</p> |
| <p>4. Crime To improve community safety, reduce crime and the fear of crime</p> | <p>The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident such as high quality housing incorporating crime prevention features to provide a safe secure built environment, inclusive educational, community and leisure facilities for local community to tackle anti-social behaviour and a network of multi functional green spaces to increase natural surveillance through the design of landscape and facilities.</p> |
| <p>5. Social To promote and support the development and growth of social capital</p> | <p>The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident. Creating conditions for communities to become strong, safe and cohesive, town centre improvements or regeneration schemes would secure investment into an area and provide highest quality inclusive educational, community and leisure facilities for the local community.</p> |
| <p>6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment</p> | <p>The SA objective is covered by some of the Local Plan objectives with a level of compatibility evident. It is uncertain what impacts new housing, economic growth and transport systems will have upon the environment, biodiversity levels and Green Infrastructure. However a high quality development incorporating the use of low carbon technologies and environmentally sensitive design and a network of multi functional green spaces would conserve, protect and enhance biodiversity levels and Green Infrastructure and the threat of new housing, economic growth and transport systems could be minimised.</p> |
| <p>7. Landscape To protect and enhance the landscape character, including heritage and its setting</p> | <p>There is a high degree of synergy between the SA objective and Local Plan objectives relating to the protection of natural assets, the individual/historic character and local distinctiveness of the area. The SA objective is also strongly compatible with the principles of the Local Plan objective i).</p> |
| <p>8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals</p> | <p>The original SA objective has been amended to exclude the flooding element. The amended SA objective is generally compatible with the Local Plan objectives regarding reducing the causes of climate change and to minimise its impacts, requiring environmentally sensitive design and construction and providing new Green Infrastructure. However, there are some areas of uncertainty identified against some of the Local Plan objectives. For instance the Local Plan objective v) ensures that brownfield regeneration opportunities are maximised but new development on these sites will not necessarily lead to the better management of natural resources and thus the effects of this are uncertain.</p> |
| <p>9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk</p> | <p>This new SA objective on flooding is generally compatible with the Local Plan objectives regarding reducing the risk of flooding and providing new Green Infrastructure (which could help to reduce the risk of flooding). However there are some areas of uncertainty identified for some of the Local Plan objectives. For instance the Local Plan objectives i), iii) and v) encourage new development but there may be new development that cannot be developed on sites that are at risk of flooding (or could contribute to the risk of flooding) and thus the effects are uncertain.</p> |

| SA Objective | Commentary |
|---|--|
| <p>10. Waste To minimise waste and increase the re-use and recycling of waste materials</p> | <p>There is a level of uncertainty over the compatibility between the SA objective and most of the Local Plan objectives due to unforeseen circumstances. However, there is compatibility between the SA objective and the Local Plan objectives i), ii) and vi) but there is still a certain element of doubt for example the effect that environmentally sensitive development and strategies could have on the minimisation of waste and increase the recycling and re-use of waste materials is uncertain to some extent.</p> |
| <p>11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources</p> | <p>The Local Plan objective i) promotes environmental responsible development directly relates to the SA objective. The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident such as new development for housing, regeneration, retail and employment would be high quality which will incorporate energy efficiency and renewable energy which would make a valuable contribution to minimising energy usage.</p> |
| <p>12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</p> | <p>Both Local Plan objectives x) which promotes excellent transport system and i) which promotes environmental responsible development directly relate to the SA objective. Furthermore, transport links with flourishing town centres and regeneration initiatives. The uncertainty was identified to be against the economic prosperity as the economy relies on private car use and heavy good vehicles for labour, materials and goods. The effects of this could be minimised with the Local Plan providing employment generating development in accessible and sustainable locations.</p> |
| <p>13. Employment To create high quality employment opportunities</p> | <p>The SA objective is compatible with the majority of the Local Plan objectives. High quality employment opportunities would result from the delivery of employment allocated sites, physical infrastructure, development of social infrastructure (e.g. training and education) and regeneration. Although new working practices such as use of IT and home working can reduce the need to travel to work, there is an uncertain relationship between this objective and the creation of new employment as some businesses will always have to use vehicles as part of their operation and function.</p> |
| <p>14. Innovation To develop a strong culture of enterprise and innovation</p> | <p>The SA objective is compatible with the majority of the Local Plan objectives. For instance, environmentally responsible development would require an innovative approach in the designing of new building materials and the incorporation of sustainability measures. Economic prosperity and the move towards a knowledge based economy reinforces the SA objective.</p> |
| <p>15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</p> | <p>The SA objective is compatible with the majority of the Local Plan objectives related to the economy and infrastructure.</p> |

Section 7: Assessment of a ‘No Local Planning Document’ Scenario

- 7.1 This section looks at the ‘do nothing’ or ‘business as usual’ approach in Gedling Borough without the implementation of the Local Planning Document. Article 5 (1) (b) of the SEA Directive requires the likely evolution thereof without implementation of the plan or programme.
- 7.2 The ‘do nothing’ or ‘business as usual’ approach has been considered by projecting forward the existing planning framework over the life of the plan taking into account the likely planning decisions that would be made in the absence of a Local Planning Document but with the national policy (such as National Planning Policy Framework) and the Aligned Core Strategy.
- 7.3 The SA Framework has been used to structure this description of the business as usual approach as shown in **Table 8** and the associated commentary in **Table 9**.

Table 8: SA assessment of a ‘no Local Planning Document’ scenario (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Absence of Local Planning Document | - | - | - | - | - | - | - | - | 0 | 0 | 0 | - | - | - | - |

Table 9: SA commentary of a ‘no Local Planning Document’ scenario

| SA Objective | Commentary |
|--------------|---|
| 1. Housing | The lack of housing allocations set out in the Local Planning Document would mean that the ability to meet the housing target of 7,250 new homes would be adversely affected. Without the site allocations, and with exception to the three strategic sites for housing allocated in the Aligned Core Strategy and Policy 2 of the Aligned Core Strategy which sets out the hierarchy of housing distribution, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could mean that the Council loses control over the distribution of housing which would result in being developed in more unsustainable locations. Policy LPD38 in the Local Planning Document provides policy guide on specialist accommodation and the absence of this policy could be difficult to achieve for the growing ageing population. Thus this scores a major negative. |

| SA Objective | Commentary |
|---|--|
| 2. Health | Policy 19 of the Aligned Core Strategy covers developer contributions which include open space and health facilities. Policy 16 of the Aligned Core Strategy covers the protection and enhancement of Green Infrastructure, parks and open space. However lack of details in the site allocations covering developer contributions could provide less opportunity for creation of good quality and sufficient facilities due to ad hoc nature of development which could lead to housing in areas not well served by health and social care infrastructure. Policy LPD21 of the Local Planning Document provides threshold for new open space to be provided on large residential sites and Policy LPD20 protects open space. Policy LPD22 designates new areas as Local Green Space which has particular importance to the communities. The absence of the Local Planning Document could lead to the lack of opportunities for recreational physical activity, thus this scores a minor negative. |
| 3. Heritage and Design | The protection of heritage assets is covered in national policy and Policy 11 of the Aligned Core Strategy provides the strategic approach for the protection of the historic environment. Policy LPD26 of the Local Planning Document sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Other policies (LPD27 to LPD31) of the Local Planning Document also relate to specific types of heritage assets. The absence of the Local Planning Document could result in pressure to develop on land that could have an impact on heritage assets. Thus this scores a minor negative. |
| 4. Crime | Policy 10 of the Aligned Core Strategy refers to the incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments. Policy LPD35 of the Local Planning Document contains a criteria based policy on safe, accessible and inclusive development. The absence of this policy could mean that proposals may not address the crime and safe environment related issues. Thus this scores a minor negative. |
| 5. Social | As SA objective 3, Policy 19 of the Aligned Core Strategy covers developer contributions which include community facilities, cultural facilities, social care facilities and shopping facilities. However lack of details in the site allocations covering developer contributions could provide less opportunity to secure new or enhanced facilities. Policy LPD56 of the Local Planning Document protects existing community facilities. The absence of the Local Planning Document could lead to the lack of opportunities to protect existing facilities used by communities as well as to encouraging enhanced community activities. Thus this scores a minor negative. |
| 6. Environment, Biodiversity and Green Infrastructure | Policy 16 of the Aligned Core Strategy covers the protection and enhancement of Green Infrastructure, parks and open space. Policy 17 of the Aligned Core Strategy sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations. Policy LPD18 is a detailed policy to support the Aligned Core Strategy. The absence of this policy could lead to the lack of opportunities for Green Infrastructure and the pressure of development on greenfield land which could have a negative impact on the natural environment and biodiversity. Thus this scores a minor negative. |

| SA Objective | Commentary |
|-------------------------------|---|
| 7. Landscape | As SA objective 6, Policy 16 (e) of the Aligned Core Strategy requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). Policy LPD19 makes clear that proposals would not be granted where new development results in a significant adverse visual impact or impact on the character of the landscape. The absence of this policy could lead to the pressure of development on greenfield land which could have a negative impact on the landscape character and visual amenity. Thus this scores a minor negative. |
| 8. Natural Resources | There is national policy and regulations on air quality and pollution. The Local Planning Document provides further guidance on pollution, air quality, water quality as well as contaminated land and unstable land. The absence of the Local Planning Document would impact on the ability to address environmental protection issues when determining planning applications. Thus this scores a minor negative. |
| 9. Flooding | The national policy and Policy 1 of the Aligned Core Strategy cover flooding issue. The Local Planning Document provides further guidance on flood risk, surface water management and aquifer protection. The absence of the Local Planning Document would not have any impact as the national policy and the Aligned Core Strategy will still seek to prevent development in high flood risk area. Thus this scores neutral. |
| 10. Waste | Policy 1 of the Aligned Core Strategy covers this issue. The Local Planning Document does not cover minimising waste and recycling of waste materials. Thus this scores neutral. |
| 11. Energy and Climate Change | Policy 1 of the Aligned Core Strategy sets out a number of ways that development could help to tackle and adapt to climate change. The Local Planning Document contains two criteria based policies on wind turbines and renewable energy schemes. The absence of the policies would restrict the ability to promote opportunities for wind turbines and renewable energy schemes. The national policy and Aligned Core Strategy will still seek to promote schemes that could help to tackle and adapt to climate change. Thus this scores neutral. |
| 12. Transport | The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to tackle climate change, pollution and congestion. Policy 14 covers a hierarchical approach to ensure the delivery of sustainable transport networks to serve new development and Policy 15 sets out transport infrastructure priorities, including the Gedling Access Road. The Local Planning Document seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way, be supportive of park and ride facilities in appropriate locations and provide policy guidance on highway safety, patterns of movement and the access needs of all people. Policy LPD60 safeguards the local transport schemes, including the Gedling Access Road. The absence of the Local Planning Document could limit the opportunity for local transport schemes and there could be an unplanned growth with a general lack of land use/transport integration. Thus this scores a major negative. |
| 13. Employment | The Local Planning Document allocates land for employment uses, protects existing good quality employment land and sets town centre boundaries as shown on the Policies Map. With exception to the strategic sites for employment allocated in the Aligned Core Strategy and Policy 4 of the Aligned Core Strategy which sets out the employment requirements, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could result in pressure for the Council to release good quality employment land for alternative uses (such as housing) and this could mean not enough employment land and jobs are being provided to meet the demand. Thus this scores a major negative. |

| SA Objective | Commentary |
|------------------------|--|
| 14. Innovation | As SA objective 13, the lack of employment allocations as well as the protection of existing good quality employment land and the town centre boundaries as shown on the Policies Map could mean that the ability to meet the demand would be adversely affected. This could lead to the lack of high knowledge sectors (e.g. office floor space). Thus this scores a major negative. |
| 15. Economic Structure | As SA objective 13, the lack of employment allocations as well as the protection of existing good quality employment land and the town centre boundaries as shown on the Policies Map could mean that the ability to meet the demand would be adversely affected. With exception to the strategic sites for employment allocated in the Aligned Core Strategy and Policy 4 of the Aligned Core Strategy which sets out the employment requirements, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could mean that there may be pressure for the Council to release good quality employment land for alternative uses (such as housing) and the lack of employment land could limit the scope for the economy to diversify (e.g. lack of office floor space). This could mean not enough employment land and jobs are being provided to meet the demand. Thus this scores a major negative. |

7.4 In conclusion, the ‘do nothing’ or ‘business as usual’ approach has been assessed as having negative effects (with some neutral aspects). The absence of the Local Planning Document would have major negative implications in relation to housing, transport, employment, innovation and economic structure. There would be a risk of not meeting the housing and employment requirements and lack of control over the distribution through the unplanned approach as well as the type of housing and employment.

Section 8: Appraising the Reasonable Alternative Options for the Policies (Stage B2)

- 8.1 This section looks at the findings of the SA assessment of the reasonable alternative options for the development management policies. This is an important part of both the plan-making and SA process as Article 5 (1) (h) of the SEA Directive requires an outline of the reasons for selecting the alternatives and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- 8.2 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of the reasonable alternative options should be a continual process, starting from the options put forward at the beginning (i.e. Issues and Options stage), all the way through to the options being worked into the draft Development Plan Document for publication. Certain options or sites may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 8.3 Section 10 looks at the findings of the SA assessment of the reasonable alternative options for the site allocations.

Methodology

- 8.4 In November 2014, the SA group undertook the SA assessment of the reasonable alternative options for the policy topics, using the SA Framework.
- 8.5 Since the SA workshop, additional policy options have come forward as the result of the Employment Land Forecasting Study and the Retail Study which were published in 2015. The SA assessment was undertaken using the same approach used at the SA workshop.
- 8.6 The findings of the SA assessment were fed into the Local Planning Document process to inform the development management policies for the Local Planning Document. As part of the policy preparation process, a series of topic based workshop sessions with people with specialist knowledge, community representatives, the County Council and neighbouring Councils took place between January and July 2015 to assist in identifying policy options for inclusion in the Local Planning Document. Policies were drafted and shared with technical experts for their initial comments. All of the responses received through this process have been used to inform the development management policies for the Local Planning Document.
- 8.7 Further details on the proposed development management policies are included in **Section 9**.

SA Assessment of the Reasonable Alternative Options

8.8 The reasonable alternative options have been divided into the following topic themes:

- Climate change;
- Flooding;
- Contamination and pollution;
- Green Belt;
- Natural environment;
- Open space;
- Heritage;
- Design;
- Housing;
- Employment;
- Town Centres;
- Community facilities;
- Transport; and
- Infrastructure.

8.9 This section summarises the findings of the SA assessment of the reasonable alternative options for each of the policy themes. The full SA assessment is provided as **Appendix B**.

Climate Change

8.10 Paragraph 97 of the National Planning Policy Framework includes the requirement to maximise renewable and low carbon energy development while ensuring adverse impacts are addressed. It also states that local planning authorities should consider identifying areas as suitable where this would help secure the development of such sources. The SA assessment looked at whether to identify and designate areas as suitable for renewable energy, how to determine planning applications for renewable energy schemes and whether to set a carbon reduction target.

8.11 Another matter was not appraised and the table below sets out the reason for this.

| Matter | Reason |
|---|--|
| Whether to identify any District Heating Schemes or include a policy on them. | The National Planning Policy Framework and the Aligned Core Strategy are considered to provide sufficient general policy on the matter to allow an application to be considered. |

8.12 Options relating to climate change have been subject to the SA assessment and the findings are as follow:

8.13 Whether to identify areas suitable for commercial scale renewable energy.

- Option A – allocate areas: Include a policy to identify and designate areas as suitable for renewable energy; different areas for different technologies.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – allocate areas | 0 | 0 | - | 0 | 0 | - | - | - | 0 | 0 | ++ | ? | ? | ? | + |
| Option B – no policy (do nothing) | 0 | 0 | -- | 0 | 0 | - | - | - | 0 | 0 | 0 | ? | ? | ? | 0 |

8.14 Option A is considered likely to have a major positive effect against the energy and climate change objective as it would support the generation and use of renewable energy. It scores a minor positive effect against the economic structure objective as it would allocate land and the required infrastructure for these purposes. However it is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape and natural resources objectives as allocating land may cause impact on historic landscape and settlements, the natural environment, biodiversity, green infrastructure and landscape. Mitigation may include only identifying allocated areas for commercial scale renewable energy away from heritage assets, sensitive areas and greenfield/agricultural land. Option B is considered likely to have a major negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape and natural resources objectives because there is no mitigation potential, unlike option A.

8.15 Through the Local Planning Document process, it has been decided not to include a policy to identify areas suitable for commercial scale renewable energy in the Local Planning Document. 75 % of the Borough is in the Green Belt and it was considered not appropriate to identify land in the Green Belt as 'suitable' for what is likely to be inappropriate development according to the National Planning Policy Framework.

8.16 How to determine applications for renewable energy schemes.

- Option A – include a criteria based policy: Include a criteria based policy setting out the factors against which schemes will be assessed; to identify

the impacts and consider how it will be assessed if the impacts are acceptable.

- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | 0 | 0 | - | 0 | 0 | - | - | + | 0 | 0 | ++ | ? | ? | ? | + |
| Option B – no policy (do nothing) | 0 | 0 | -- | 0 | 0 | - | - | ? | 0 | 0 | + | ? | ? | ? | + |

8.17 Option A is considered likely to have a major positive effect against the energy and climate change objective as it would improve energy efficiency of new buildings, use of renewable energy and support the development of community energy systems as well as ensuring that buildings deal with future changes in climate. It scores a minor positive effect against the natural resources and economic structure objectives as it would promote the use of sustainable techniques and allow for required infrastructure. However it is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives as it may cause impact on historic landscape and settlements, natural environment and landscape. However there is scope for mitigation by balancing heritage concerns and protection of the natural environment, biodiversity, green infrastructure and landscape. Option B is considered likely to have a minor positive effect against the energy and climate change objective as the National Planning Policy Framework and the Aligned Core Strategy include general policies to ensure that new development minimise energy usage and to develop renewable energy. It scores a major negative effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives because there is no mitigation potential, unlike option A.

8.18 Through the Local Planning Document process, it has been decided to include separate criteria based policies on wind turbines and other renewable energy schemes in the Local Planning Document.

8.19 Whether to set a carbon reduction target.

- Option A – include a policy: Establish a baseline for the carbon dioxide emissions produced in the Borough and targets for reduction.

- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and general policies in support of schemes which lead to reduced carbon dioxide emissions.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | + | 0 | 0 | 0 | + | 0 | ++ | 0 | 0 | ++ | + | 0 | 0 | ? |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | ? |

8.20 Option A is considered likely to have a major positive effect against the natural resources and energy and climate change objectives, as setting a carbon reduction target would improve carbon dioxide emissions. It scores a minor positive effect against the health and environment, biodiversity and green infrastructure objectives as improving carbon dioxide emissions would have benefits for people’s health and wellbeing and sensitive biodiversity areas. It also scores a minor positive effect against the transport objective because developing a transport network that minimises impact on the environment and using alternative modes of transport would improve the carbon emissions. As it is assumed there would be general support for improving carbon emissions, Option B is therefore unlikely to have an effect against most of the objectives.

8.21 Through the Local Planning Document process, it has been decided not to include a policy in the Local Planning Document. Although option A scores positively, it was considered too difficult to identify an appropriate target. Any target would be used only for monitoring purposes and is unlikely to be of assistance in determining planning applications.

Flooding

8.22 Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities. The SA assessment looked at the options whether to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook and groundwater in aquifers.

8.23 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

| Matter | Reason |
|---|---|
| Whether to include a detailed policy on flooding | Although there is guidance from the National Planning Policy Framework and the Aligned Core Strategy, the Environment Agency advised that the sequential test should be set out as a policy in the Local Planning Document. |
| Whether to have more guidance on measures to mitigate or reduce flood risk | This relates to the need for guidance not policy. |
| Whether to have a Supplementary Planning Document on Sustainable Drainage Systems | This relates to the need for a Supplementary Planning Document not policy. |

8.24 Options relating to flooding have been subject to SA assessment and the findings are as follows:

8.25 Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook

- Option A – include a policy: Include a policy similar to the existing Replacement Local Plan Policy ENV40 (River Environment).
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.26 Option A is likely to have a major positive effect against the environment, biodiversity and green infrastructure and natural resources as the policy would help to protect the water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook. It would also help to improve biodiversity and avoid any harm to protected species. Option B is considered

likely to have a minor positive effect as there is general support in national policy and the Aligned Core Strategy to protect water quality.

8.27 Through the Local Planning Document process, it has been decided to include a policy on managing water quality in the Local Planning Document.

8.28 Whether to include a policy to protect groundwater in aquifers

- Option A – include a policy: Include a policy similar to the existing Replacement Local Plan Policy ENV42 (Aquifer Protection).
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework or other pollution control regimes.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.29 Option A is likely to have a major positive effect against the natural resources as the policy would help to protect the groundwater in aquifers. Option B is considered likely to have a minor positive effect as there is general support in national policy and other pollution control regimes to protect groundwater in aquifers.

8.30 Through the Local Planning Document process, it has been decided to include a policy to protect aquifers in the Local Planning Document.

Contamination and Pollution

8.31 Paragraph 120 of the National Planning Policy Framework states that, to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. The SA assessment considered whether to roll forward existing Policy ENV3 of the Replacement Local Plan to address the contamination issues and create a new policy based on the deleted ENV4 of the Replacement Local Plan to address the stability issues or whether to rely on current policy guidance.

8.32 Paragraphs 123 and 125 of the National Planning Policy Framework state that local planning authorities should aim to ensure noise does not cause significant adverse impacts on health and quality of life and to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation through good design. The SA assessment considered whether the Local Planning Document should include specific policies to address noise and light pollution issues.

8.33 The National Planning Policy Framework also highlights the importance of policies contributing towards the UK commitments on reducing pollutants and taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. The SA assessment considered whether the Local Planning Document should include a specific policy on air quality.

8.34 There are other matters considered that were not appraised and the table below provides the reason why each matter was not appraised.

| Matter | Reason |
|---|--|
| Consider whether to retain Policies ENV7 and ENV8 of the Replacement Local Plan regarding hazardous substances or rely on Health and Safety Executive guidance. | Paragraph 172 of the National Planning Policy Framework requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents. There is an existing large scale petrol storage site on Colwick Industrial Estate which meant a policy is required in the Local Planning Document. |

8.35 Options relating to pollution have been subject to SA assessment and the findings are as follow:

8.36 Consider a specific policy on contamination.

- Option A – include a policy: Retain Policy ENV3 of the Replacement Local Plan.
- Option B – do nothing: Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.2 (g).

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | - | 0 | 0 | 0 | 0 | + | 0 | ++ | 0 | 0 | 0 | 0 | - | 0 | - |
| Option B – do nothing | - | 0 | 0 | 0 | 0 | + | 0 | ++ | 0 | 0 | 0 | 0 | - | 0 | - |

8.37 It is considered that options A and B would have a similar effect. Having a specific policy on contamination or using existing policy guidance is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment. The options would score a minor positive effect against the environment, biodiversity and green infrastructure objective and a major positive effect against the natural resources objective because a specific policy or existing policy would, depending on location, protect the natural environment and address contamination issues.

8.38 Through the Local Planning Document process, it has been decided to include a policy on contaminated land so that the issues can be addressed at the planning application stage.

8.39 Consider a specific policy on land stability.

- Option A – include a policy: Include a policy based on deleted ENV4 of the Replacement Local Plan.
- Option B – do nothing: Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | - |
| Option B – do nothing | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | - |

8.40 It is considered that options A and B would have a similar effect. Having a specific policy on land stability or using existing policy guidance is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment.

8.41 Through the Local Planning Document process, it has been decided to include a policy on unstable land so that the issues can be addressed through the planning application stage.

8.42 Consider a specific policy on noise pollution.

- Option A – include a specify policy: Include a policy on noise pollution.
- Option B – include a general policy: Include a general policy on pollution incorporating noise pollution – similar to Policy ENV11 of the Replacement Local Plan.
- Option C – do nothing: Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a specify policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – include a general policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option C – do nothing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.43 It is considered that the options are unlikely to have an effect against the objectives.

8.44 Through the Local Planning Document process, it has been decided to include a general policy on pollution incorporating noise pollution and other types of pollution so that such issues can be addressed through the planning application stage.

8.45 Consider a specific policy on light pollution.

- Option A – include a specific policy: Include a policy on light pollution.
- Option B – include a general policy: Include a general policy on pollution incorporating light pollution – similar to Policy ENV11 of the Replacement Local Plan.
- Option C – do nothing: Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a specify policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – include a general policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option C – do nothing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.46 It is considered that the options are unlikely to have an effect against the objectives.

8.47 Through the Local Planning Document process, it has been decided to include a general policy on pollution incorporating light pollution and other types of pollution so that such issues can be addressed through the planning application stage.

8.48 Consider a specific policy on air quality.

- Option A – include a specific policy: Include a policy on air quality.
- Option B – include a general policy: Include a general policy on pollution incorporating air quality – similar to Policy ENV11 of the Replacement Local Plan.
- Option C – do nothing: Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a specify policy | - | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | + | - | 0 | - |
| Option B – include a general policy | - | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | + | - | 0 | - |

| | | | | | | | | | | | | | | | | |
|-----------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option C – do nothing | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | + | - | 0 | - |
|-----------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

8.49 It is considered that having a specific policy (option A) or general policy on pollution incorporating air quality (option B) is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment. Both options score a major positive effect against the natural resources objective and a minor positive effect against the transport objective because they would address the air pollution issues and could help to restrict journeys undertaken by car. It is considered that option C would have a similar effect.

8.50 Through the Local Planning Document process, it has been decided to include a specific policy on air quality so that air quality issues can be addressed through the planning application stage.

Green Belt

8.51 The National Planning Policy Framework refers to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. Paragraph 87 is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances with the exceptions listed in paragraph 88. There are no clear definitions in paragraph 88 on “disproportionate additions” in relation to extensions to a building, “not materially larger” in relation to a replacement building in the same use and “limited infilling”. The SA assessment looked at whether to include policies restricting the size of extensions and replacement of buildings as well as to include a policy to restrict the ‘infill’ development in the villages. Paragraph 90 also lists other forms of development that are also not inappropriate in the Green Belt. The SA assessment looked at whether to include a policy to provide guidance on how to approach the re-use and replacement of buildings when not in the same use.

8.52 Paragraph 55 of the National Planning Policy Framework states local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, which one of them is the essential need for a rural worker to live permanently at or near their place of work in the countryside. The SA assessment looked at whether to include a policy to identify different types of rural works and adapt the deleted Planning Policy Statement 7 Annex A criteria into the policy.

8.53 There are other matters considered that were not appraised and the table below provides the reason why each matter was not appraised.

| Matter | Reason |
|---|---|
| Approach to ‘exceptional quality or innovative nature’, enabling development and enhancements | The National Planning Policy Framework paragraph 55 2 nd , |

| | |
|---|--|
| to settings. | 3 rd and 4 th bullets are clear policy requirements and no local policy is required. |
| Approach to 'permanent and substantial construction'. | It is considered that no policies are necessary. This relates to the planning application stage. |
| Use of volume rather than floorspace in relation to replacement buildings and extensions. | This relates to the size of floorspace. |

8.54 Options relating to the Green Belt have been subject to SA assessment and the findings are as follow:

8.55 How to define 'disproportionate additions' in relation to extensions to a building.

- Option A – include a policy: Allow for extensions up to 50% of the existing floor space. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | 0 | ? | 0 | 0 | - | ? | - | - | 0 | 0 | 0 | + | 0 | + |
| Option B – include a criteria based policy | + | 0 | ? | 0 | 0 | ? | ? | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 |
| Option C – no policy (do nothing) | 0 | 0 | - | 0 | 0 | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 |

8.56 Option A is considered likely to have a minor positive effect against the housing, employment and economic structure objectives as it could possibly increase the range of housing and provide flexible approach to extension to agricultural and commercial buildings. It scores a minor negative effect against the environment, biodiversity and green infrastructure and natural resources objectives as extending into garden could cause some impact. It also scores a minor negative effect against the flooding objective as it could

reduce soft areas for water surface run off. It scores an uncertain effect against the heritage and design and landscape objectives. Option B is considered likely to have a minor positive effect against the housing objective as it could possibly increase the range of housing. It also scores a minor positive effect against the flooding objective as the criteria could cover flooding such as provision of sustainable drainage systems. It scores a neutral effect against the heritage and design, environment, biodiversity and green infrastructure, landscape and natural resources objectives as the site by site impact would depend on the criteria. It scores an uncertain effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives. Option C is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives as there would be least clarity and reliant on other policies to mitigate.

8.57 Through the Local Planning Document process, it has been decided to include a criteria based policy on extensions to buildings within the Green Belt.

8.58 How to define 'materially larger' in relation to a replacement building in the same use.

- Option A – include a policy: Allow for a replacement buildings up to 15% larger than the existing floor space (50% if not substantially extended). Replacements larger than this are deemed to be materially larger and therefore inappropriate in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which replacement buildings can be assessed. Decision makers will need to make a judgement about whether an extension is materially larger taking account of the criteria.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ? | 0 | 0 | 0 | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – include a criteria based policy | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + |
| Option C – no policy (do nothing) | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | ? |

8.59 Option A is considered likely to have a minor negative effect against the landscape, natural resources and flooding objectives as having a blanket approach could cause harm to the landscape character and amenity, loss of greenfield and impact on flood risk. It scores a neutral effect against the housing, employment and economic structure objectives as it would restrict the size of replacement buildings. The impact on local character is unknown thus the uncertain effect for the heritage objective. Option B is considered likely to have a minor positive effect against the employment and economic structure objectives as proposals for business-related uses could take account of the business needs for expansion. The impact on local character is unknown thus the uncertain effect for the heritage objective. Option C has an uncertain effect against the heritage and design, employment and economic structure objectives.

8.60 Through the Local Planning Document process, it has been decided to include a criteria based policy on the replacement of buildings within the Green Belt.

8.61 How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

- Option A – include a time period policy: Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.
- Option B – include a criteria based policy: Set out a series of criteria against which the reuse/redevelopment of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the countryside and are therefore inappropriate in the Green Belt but could be granted if there are ‘special circumstances’.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and case law.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a time period policy | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | ? | ? | - |
| Option B – include a criteria based policy | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - |

| | | | | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option C – no policy (do nothing) | + | 0 | 0 | 0 | 0 | - | - | - | 0 | 0 | 0 | - | 0 | 0 | + |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

8.62 Option A is considered likely to have a major negative effect against the housing and economic structure objectives as it would restrict the scope for new houses and employment uses in the Green Belt. It scores a minor negative effect against the transport objective because the building would likely to be in an inaccessible location. It is unknown whether the effect would have some impact on the employment and innovation objectives for employment-related proposals. Option B is considered likely to have a minor negative effect against the housing and economic structure objectives as it would restrict the scope for new houses and employment uses in the Green Belt but less restrictive than option A. Option C is considered likely to have a minor positive negative effect against the housing and economic structure objectives as it would not restrict the scope for new houses and employment uses in the Green Belt. It scores a minor negative effect against the environment, biodiversity and green infrastructure, landscape and natural resources objectives because not restricting the replacement building may cause some harm. It also scores a minor negative effect against the transport objective because the building would likely to be in an inaccessible location.

8.63 Through the Local Planning Document process, it has been decided to include a criteria based policy on reuse of buildings in the Green Belt so that such issues can be addressed at the planning application stage.

8.64 Approach to infill boundaries.

- Option A – include a policy: Include a policy to define limited infilling as the development of small gaps within the wider development or village of no more than xx square metres or xx dwellings. Anything larger or not part of a gap is therefore inappropriate development in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which planning applications for ‘infill’ type development can be assessed to establish if they are infill and are limited.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and judgements as to whether proposals constitute ‘infilling’ and are ‘limited’.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | ++ | 0 | - | 0 | 0 | + | + | - | - | 0 | 0 | + | 0 | 0 | ++ |

| | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option B – include a criteria based policy | + | 0 | - | 0 | 0 | + | + | - | - | 0 | 0 | + | 0 | 0 | + |
| Option C – no policy (do nothing) | + | 0 | 0 | 0 | 0 | 0 | 0 | - | - | 0 | 0 | 0 | 0 | 0 | + |

8.65 Option A is considered likely to have a major positive effect against the housing and economic structure objectives as the limited refill would increase the range of housing and provide land and buildings for business use. It scores a minor positive effect against the environment, biodiversity and green infrastructure and landscape objectives as it could help exclude important areas and open spaces. It also scores a minor positive effect against the transport objective because it would use existing transport infrastructure and increase access to services (if any). However it scores a minor negative effect against natural resources and flooding as it would not prevent the loss of greenfield land which could impact on the flood risk. Option B is considered likely to have similar impact to option A. Option C is considered likely to have a minor positive effect against the housing and economic structure objectives because having no policy does not mean it would not provide new houses or land and building for business use. It scores a minor negative effect against natural resources and flooding as it would not prevent the loss of greenfield land which could impact on the flood risk.

8.66 Through the Local Planning Document process, it has been decided to include a criteria based policy on infill development within the Green Belt.

8.67 Whether to identify ‘safeguarded land’.

- Option A – include a policy: Include a policy to identify safeguarded land.
- Option B – no policy (do nothing): No safeguarded land.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.68 The assessment assumes that there would be no development on safeguarded land until after the plan period. Both options A and B are considered likely to have no impact against the objectives because the safeguarded land would not be developed until there is a need to meet longer-term development needs beyond the plan period.

8.69 Through the Local Planning Document process, it has been decided to continue with the existing policy on safeguarded land in the Local Planning Document.

8.70 Approach to rural workers dwellings.

- Option A – include a policy: Include a policy to identify different types of rural workers (non-exclusive) and adapt Planning Policy Statement 7 Annex A criteria into a Gedling specific policy.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and case law.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | 0 | 0 | + | 0 | 0 | 0 | - | - | 0 | 0 | - | + | 0 | ++ |
| Option B – no policy (do nothing) | + | 0 | 0 | + | 0 | 0 | 0 | - | - | 0 | 0 | - | + | 0 | + |

8.71 Option A is considered likely to have a major positive effect against the economic structure objective as it would provide buildings for business use. It scores a minor positive effect against the housing, crime and employment objectives as it would provide more certainly when granting permission for homes for rural workers which could help reduce crime on site and contribute to reduce unemployment. It scores a minor negative effect against the natural resources and flooding objectives because it would not prevent the loss of greenfield land which could impact on the flood risk. It also scores a minor negative effect against the transport effect due to the site being isolated and reliant on vehicles to services and facilities, despite the sustainable working practices on site. Option B is considered likely to have a minor positive effect against the housing, crime, employment and economic structure objectives as it would provide homes for rural workers (as well as buildings for business use) which could help reduce crime on site and contribute to reduce unemployment. It scores a minor negative effect against the natural resources and flooding objectives because it would not prevent the loss of greenfield land which could impact on the flood risk. It also scores a minor negative effect against the transport effect due to the site being isolated and reliant on vehicles to services and facilities, despite the sustainable working practices on site.

8.72 Through the Local Planning Document process, it has been decided to include a policy on homes for rural workers in the Green Belt so that such issues can be addressed through the planning application stage.

Natural Environment

8.73 Paragraph 113 of the National Planning Policy Framework is clear that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. The SA assessment considered whether to protect locally significant Green Infrastructure.

8.74 There are other matters considered that were not appraised and the table below provides the reason why each matter was not appraised.

| Matter | Reason |
|---|--|
| How to approach semi natural green space around urban areas. | Contributions towards increasing the amount of semi natural greenspace around urban areas are addressed by Aligned Core Strategy Policy 16. |
| Approach to the protection of ancient woodland. | Ancient woodland is protected by the National Planning Policy Framework and Aligned Core Strategy Policy 17. |
| Use of Landscape Character Assessment. | This has been established in the Aligned Core Strategy. |
| Approach to protect Green Infrastructure assets. | Green Infrastructure assets are protected by the Aligned Core Strategy so there is no need to appraise. There is an option to identify local GI corridors on the Policies Map. |
| Approach to protection of the best and most versatile agricultural land. | This is covered by the National Planning Policy Framework. |
| Approach to increasing the percentage of the population with access to Green Infrastructure assets. | This relates to monitoring so there is no need to appraise. |

8.75 Options relating to the natural environment have been subject to the SA assessment and the findings are as follow:

- 8.76 How to assess, enhance and protect locally significant Green Infrastructure.
- Option A – include a policy: Include a policy to protect local Green Infrastructure (i.e. non strategic sites) and designate them on the Policies Map (Proposals Map).
 - Option B – do nothing: Aligned Core Strategy protects strategic Green Infrastructure only.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | + | + | ? | + | ++ | ++ | + | + | 0 | + | + | ? | 0 | ? |
| Option B – do nothing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.77 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure and landscape objectives because of the positive impact on Green Infrastructure and visual amenity. There is potential to protect geological environments and improve landscape character. It scores a minor positive effect against health, heritage and design, social and transport where footpaths and cycle routes could be part of Green Infrastructure creating opportunities for recreational physical or community activities as well as improving access to local heritage. It also scores a minor positive effect against the natural resources, flooding, energy and climate change objectives due to greenfield land, agricultural land, areas for flooding (as well as potential for sustainable drainage systems) being protected from development. Retaining green spaces and trees planting in urban heat islands could help prevent climate change. Option B is considered unlikely to have an effect against the objectives due to the Aligned Core Strategy protecting strategic Green Infrastructure only.

8.78 Through the Local Planning Document process, it has been decided that there is no need for an additional policy.

Open Space

8.79 Paragraph 76 of the National Planning Policy Framework is clear that local communities through Local Plans should be able to identify for special protection green areas of particular importance to them. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. As such, the SA assessment did not cover options for Local Green Space. Paragraph 73 is clear that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreational facilities and opportunities for new provision. The SA assessment looked at two policy approaches on new open space provision.

8.80 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

| Matter | Reason |
|--|--|
| Consider how to define open space i.e. whether to retain or revisit the existing definition. | This relates to definition so there is no need to appraise. |
| Consider retaining existing Policy R7 of the Replacement Local Plan to provide leisure uses within the existing Greenwood Community Forest and the proposed Sherwood Forest Regional Park. | The policy would not add beyond the 'support' so there is no need to appraise. |

8.81 Options relating to open space have been subject to SA assessment and the findings are as follow:

8.82 How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policy R3 to require the provision of 10% open space to serve new residential development.
- Option B – include a policy (different percentages for different types): Provide different percentages for other types of open space based on local needs e.g. open space, allotments, sport pitches, parks, playing area, landscaping etc.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | ++ | 0 | + | ++ | ++ | + | 0 | + | 0 | + | ? | 0 | 0 | 0 |
| Option B – include a policy (different percentages for different types) | 0 | ++ | 0 | + | ++ | ++ | + | 0 | + | 0 | + | ? | 0 | 0 | 0 |

8.83 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure objective due to the provision of new open space. It also scores a major positive effect against the health and social objectives because it would improve access to and encourage community or recreational physical activities. It is considered likely to have a minor positive effect against the crime objective because the new open space provision would provide diversionary activity. It scores a minor positive effect against flooding and energy and climate change objectives as the new open space provision may include sustainable drainage systems and helps prevent climate change. It also scores a minor positive effect against

the landscape objective because the new open space provision would respect the landscape character and create a positive impact on visual amenity (subject to the policy wording and design). Option B scores the same as option A. However setting a percentage would be less flexible and, while the impact is unknown, the scores remain the same because the option would still provide new open space provision and sports and recreational facilities.

8.84 Through the Local Planning Document process, it has been decided to include a policy on the provision of new open space.

8.85 How to protect open space (and deal with deficiencies).

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policies R1 and R2 to protect existing open space.
- Option B – no policy (do nothing): Use Aligned Core Strategy Policy 16.4 and refer to the Policies Map (Proposals Map) incorporating Green Infrastructure.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | + | + | + | + | + | 0 | + | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | - | - | - | - | - | - | - | - | 0 | 0 | ? | 0 | 0 | 0 |

8.86 Option A is considered likely to have a minor positive effect against the environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives because the existing open space provision as well as the visual amenity and sustainable drainage systems would be protected. There may be opportunity to improve the quality of existing open space provision. It scores a minor positive effect against the social objective because the protection of existing open space provision would not discourage community activities. It also scores a minor positive effect against the energy and climate change objective where there is scope for renewable energy schemes as part of the open space provision. Option B is considered likely to have a minor negative effect against the health, heritage and design, crime, social. Environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives because having no protection of open space provision would result in reduced opportunities for recreational physical activity and community activities, loss of diversionary activities, loss of

greenfield land to development which would impact on the local character and the landscape and increase risk of flooding.

8.87 Through the Local Planning Document process, it has been decided to include a policy on the protection of open space.

Heritage

8.88 Paragraphs 132-134 of the National Planning Policy Framework provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset. Historic England recommended further local detail to protect designated heritage assets in the Local Planning Document. The SA assessment looked at whether to include a policy in the Local Planning Document or rely on the national policy.

8.89 Paragraph 135 states the effect of an application on the significance of a non-designated heritage assets should be taken into account in determining the application. Historic England recommended policy guidance in the Local Planning Document to allow this matter to be addressed with more certainty. The SA assessment looked at whether to include a policy in the Local Planning Document or identify non-designated heritage assets on an ad-hoc basis and rely on national policy and the Aligned Core Strategy.

8.90 There were no other matters considered that were not appraised.

8.91 Options relating to heritage have been subject to the SA assessment and the findings are as follow:

8.92 How to identify and protect non-designated heritage assets i.e. a local interest list.

- Option A – include a policy: Include criteria to identify assets and include policy to assess development against.
- Option B – no policy (do nothing): Identify assets on an ad-hoc basis and rely on the National Planning Policy Framework and the Aligned Core Strategy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ++ | 0 | + | + | + | + | 0 | 0 | - | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option B – no policy (do nothing) | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

8.93 Option A is considered likely to have a major positive effect against the heritage and design objective as it would identify and protect non-designated heritage assets. It scores a minor positive effect against the social, environment, biodiversity and green infrastructure and landscape objectives because cultural assets, environment/green infrastructure and landscape could include or be part of heritage assets. It also scores a minor positive effect against the natural resources objective as any proposals to reuse existing heritage assets would use fewer raw materials than building new facilities. However it scores a minor negative effect against the energy and climate change objective as it is likely to prove difficult to improve the energy efficiency of heritage assets. In the absence of a criteria based policy (option B), it is considered that identifying and protecting non-designated heritage assets on an ad-hoc basis would only have a minor positive effect.

8.94 Through the Local Planning Document process, it has been decided to include a policy on the Locally Important Heritage Assets.

8.95 How to protect designated heritage assets.

- **Option A – include a policy:** Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.
- **Option B – no policy (do nothing):** Rely on National Planning Policy Framework paragraphs 132 to 134 which provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ++ | 0 | + | + | + | + | 0 | 0 | - | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.96 Option A is considered likely to have a major positive effect against the heritage and design objective as it would give clear protection to designated heritage assets. It scores a minor positive effect against the social, environment, biodiversity and green infrastructure and landscape objectives because cultural assets, environment/green infrastructure and landscape

could include or be part of heritage assets. It also scores a minor positive effect against the natural resources objective as any proposals to reuse existing heritage assets would use fewer raw materials than building new facilities. However it scores a minor negative effect against the energy and climate change objective as it is likely to prove difficult to improve the energy efficiency of heritage assets. In the absence of a policy (option B), the National Planning Policy Framework, the Aligned Core Strategy and statutory protection would still contribute to the protection of designated heritage assets.

8.97 Through the Local Planning Document process, it has been decided to include separate policies on heritage assets, Listed Buildings, Conservation Areas, historic landscapes, parks and gardens and archaeology so that such issues can be addressed through the planning application stage.

Design

8.98 Paragraph 56 of the National Planning Policy Framework states good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. There is support for the use of design codes but there should be no imposition of architectural styles or particular tastes. However it is appropriate to promote or reinforce local distinctiveness and guide the scale, density, massing, height, landscape, layout and materials of new development. The SA assessment considered options whether to include a policy to promote distinctiveness and reinforce local valued characteristics. Also the SA assessment considered options whether to guide the density of residential development.

8.99 In terms of residential properties, paragraph 53 of the National Planning Policy Framework allows for local authorities to consider the case for policies to resist the inappropriate development of residential gardens. The SA assessment considered whether to protect residential gardens from inappropriate development.

8.100 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

| Matter | Reason |
|---|---|
| Consider identifying special character areas. | It is no longer considered necessary to have separate policies on Old Woodthorpe and Ravenshead Special Character Areas as there will be policy or guidance on design in different areas. There is a separate SA appraisal to consider reasonable options regarding distinctiveness and local |

| | |
|---|--|
| | valued characteristics which look at different design requirements for different parts of the Borough. |
| Consider including a policy to set out arrangements for design reviews. | This relates to arrangements for design reviews. |

8.101 Options relating to design have been subject to SA assessment and the findings are as follow:

8.102 How to guide the density of residential development.

- Option A – include a policy: Include a policy to set a requirement for 30 dwellings per hectare with a higher target in areas close to shops and public transport.
- Option B – different densities in different areas: Include a policy which sets a different density in different areas to reflect existing density of that area.
- Option C – No policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy and determine density on a case by case basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | ? | ? | - | ? | ? | ? | ? | + | ? | ? | ? | ++ | 0 | 0 | 0 |
| Option B – different densities in different areas | ? | ? | ++ | ? | ? | ? | ? | ? | ? | ? | ? | ? | 0 | 0 | 0 |
| Option C – No policy (do nothing) | + | ? | + | ? | ? | ? | ? | + | ? | ? | ? | + | 0 | 0 | 0 |

8.103 Option A is considered likely to have a minor positive against the natural resources objective because higher density development would prevent the loss of more greenfield land to development. It is considered to have a major positive effect against the transport objective as higher density close to services and facilities would reduce car journeys. However it scores a minor negative effect against the heritage and design objective as development of 30 dph or above may not reflect the local character of the area. Option B is considered likely to have a major positive effect against the heritage and design objective as density would reflect the local character of the area. However for the remainder of the objectives it is considered to have an unknown impact. Option C is considered likely to have a minor positive effect

against the housing, heritage and design, natural resources and transport objectives as there would be some control over density when dealing with planning applications. For the remainder of the objectives it is considered to have an unknown impact.

8.104 Through the Local Planning Document process, it has been decided to include a policy setting out different densities in different areas of the Borough.

8.105 How to promote distinctiveness and reinforce local valued characteristics.

- Option A – include a detailed policy: Include a detailed policy setting out the different design requirements for different parts of the Borough.
- Option B – include a policy with guidance: Rely on Aligned Core Strategy Policy 10 and Building For Life 12 and also provide non-statutory guidance to inform developers about different requirements in different areas.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a detailed policy | 0 | 0 | ++ | 0 | 0 | 0 | ? | 0 | 0 | 0 | ? | ? | 0 | 0 | ? |
| Option B – include a policy with guidance | 0 | 0 | ++ | 0 | 0 | 0 | ? | 0 | 0 | 0 | ? | ? | 0 | 0 | ? |
| Option C – no policy (do nothing) | 0 | 0 | + | 0 | 0 | 0 | ? | 0 | 0 | 0 | ? | ? | 0 | 0 | ? |

8.106 Both options A and B are considered likely to have a major positive effect against the heritage and design objective as they would respect, maintain and strengthen the local character and distinctiveness. However for the remainder of the objectives it is considered to have an unknown impact. It is considered that option C would have a minor positive effect against the heritage and design objective as the National Planning Policy Framework and Aligned Core Strategy include general policies to ensure that new development respects, maintains and strengthens the local character and distinctiveness of the areas. However for the remainder of the objectives it is considered to have an unknown impact.

8.107 Through the Local Planning Document process, it has been decided to include a criteria based policy on safe, accessible and inclusive development

incorporating distinctiveness and reinforce local valued characteristics so that such issues can be addressed through the planning application stage.

8.108 How to ensure that development functions well and is safe, accessible and inclusive.

- Option A – include a criteria based policy: Include a policy that supports the use of Building For Life 12 along with additional general criteria for non-residential development.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.1.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | 0 | + | + | ++ | + | + | 0 | ++ | + | + | ++ | + | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | ? | ? | + | ? | + | 0 | + | + | 0 | + | + | 0 | 0 | 0 |

8.109 Option A is considered likely to have a mixed minor and major positive effect against most of the objectives as the Building for Life assessments seek to deliver benefits in these areas. It scores a major positive effect against the crime objective where it would contribute to a safe and secure built environment through designing out crime. Option B would contribute to a minor positive effect against some of the objectives because the elements of the Building for Life assessment are covered by the National Planning Policy Framework and Aligned Core Strategy.

8.110 Through the Local Planning Document process, it has been decided to include a criteria based policy on safe, accessible and inclusive development so that such issues can be addressed at the planning application stage.

8.111 How to protect residential gardens from inappropriate development.

- Option A – include a Borough wide policy: Include a policy that sets out that the subdivision/loss of residential gardens for additional dwellings will be permitted where no more than 50% of the existing garden would be lost.
- Option B – include a certain parts of Borough policy: Identify certain parts of the Borough where garden redevelopment is inappropriate.
- Option C – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a Borough wide policy | - | 0 | + | ? | ? | ++ | ? | ++ | ++ | ? | ? | - | 0 | 0 | ? |
| Option B – include a certain parts of Borough policy | 0 | 0 | ++ | ? | ? | + | ? | + | + | ? | ? | - | 0 | 0 | ? |
| Option C – no policy (do nothing) | ? | 0 | ? | ? | ? | ? | ? | 0 | ? | ? | ? | ? | 0 | 0 | ? |

8.112 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure, natural resources and flooding objectives as it would limit the loss of residential gardens to development. It scores a minor negative effect against the housing and transport objectives as it would restrict the number of houses in the existing built up areas. Option B is considered likely to have a major positive effect against the heritage and design objective as it would protect specific areas where the loss of residential gardens would cause harm to the local character. It scores a minor positive effect against the environment, biodiversity and green infrastructure, natural resources and flooding objectives because it would allow development in residential gardens in some parts of the Borough. Option C is considered likely to have an unknown impact on the objectives.

8.113 Through the Local Planning Document process, it has been decided to include a Borough wide policy to protect residential gardens.

8.114 Approach to amenity of adjacent properties.

- Option A – include a policy: Include a policy to expand on amenity (not just residential).
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | + | 0 | ? | ? | 0 | 0 | 0 | 0 | 0 | ? | - | - | 0 | - |
| Option B – no policy (do nothing) | 0 | ? | 0 | ? | ? | 0 | 0 | 0 | 0 | 0 | ? | + | + | 0 | 0 |

8.115 Option A is considered likely to have a minor positive effect against the health objective because it would take account of people’s wellbeing and other effects such as light, overshadowing, noise and views etc. However it scores a minor negative effect against transport, employment and economic structure because having an amenity policy would restrict the location of economic development. Option B is considered likely to have an unknown impact on the objectives.

8.116 Through the Local Planning Document process, it has been decided to include a policy on amenity so that such issues can be addressed at the planning application stage.

Housing

8.117 Paragraph 50 of the National Planning Policy Framework requires Local Plans to deliver a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities. Local planning authorities should identify and bring back into residential use empty homes and buildings (paragraph 51). The SA assessment considered options whether to establish a threshold for allocating sites for houses and the approach to empty homes/buildings into residential use.

8.118 Policy 8 of the Aligned Core Strategy states all residential developments should contain adequate internal living space and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants. Consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is significant degree or under occupation and an ageing population. The appropriate mix of house size, type, tenure and density within housing development will be informed by the criteria listed in Policy 8.4. Policy 8 also states any locational variation in affordable housing requirements and the mix and threshold for affordable housing will be set out in the Local Development Document. The SA assessment considered various approaches to affordable housing, whether there is a need to have additional policy on the mix of housing and

the approach to elderly/retirement homes and custom build and self build homes. The SA assessment also considered the need for new home space standards and how to ensure new homes are adaptable.

8.119 Policy 8 states where there is robust evidence of local need, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements. The SA assessment considered options on rural exception sites.

8.120 There is one matter that was not appraised and the table below sets out the reason for this.

| Matter | Reason |
|---|--|
| What approach should be taken to affordable housing | There is no need to appraise the reasonable options as this matter is covered by affordable housing policy in the Aligned Core Strategy. |

8.121 Options relating to housing have been subject to SA assessment and the findings are as follow:

8.122 Should we review the current threshold of 15 dwellings for request for affordable housing.

- Option A – use higher threshold: Use higher threshold (e.g. 20 dwellings).
- Option B – do nothing: Use current threshold i.e. 15 dwellings.
- Option C – use lower threshold: Use lower threshold (e.g. 10 dwellings).

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – use higher threshold | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – do nothing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option C – use lower threshold | -- | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.123 Option A is considered likely to have a minor negative effect against the housing and health objectives as more sites will fall below the threshold so there would be less affordable (social) housing and more people living in private rented where worst housing conditions are found. Option B is

considered likely to have a neutral effect against the objectives. Option C is considered likely to have a major negative effect against the housing objective as this would catch more small developments, deterring investment and regeneration and leading to more viability challenge.

8.124 Through the Local Planning Document process, it has been decided to use the current threshold for affordable housing.

8.125 How to ensure a mix of housing.

- Option A – include a policy: Include a policy to ensure a mix of housing i.e. different types of housing based on demographic and market trends and the need of different groups.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | ++ | ? | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.126 Option A is considered likely to have a major positive effect against the housing objective as there is potential to encourage bungalows and smaller houses in certain areas to address housing market failure. It scores a minor positive effect against the social objective as there is potential to improve intergenerational relations and more engagement in community activities. Option B is considered likely to have no impact on the objectives.

8.127 Through the Local Planning Document process, it has been decided to include separate policies on housing type, size and tenure and specialist accommodation.

8.128 What approach should be taken on ‘new homes space standards’.

- Option A – include a minimum based policy: Includes minimum based policy on garden size, window distance, car park and bin storage. (NB: Assume there is a nationally described space standards in place, then floor space not included in this option.)
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

- Option C – include a national space standards policy: Use nationally described space standards (when adopted).

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a minimum based policy | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option C – include a national space standards policy | + | + | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.129 Option A is considered likely to have a minor positive effect against the environment, biodiversity and green infrastructure objective as external requirement have potential to create bigger gardens, more feeling of open space and biodiversity. Option B is considered likely to have an unknown impact on the objectives. Option C is considered likely to have a minor positive effect against the housing, health and social objectives as this would reduce the housing need caused by overcrowding, improvement to physical and mental wellbeing by having more space in the home and potential for intergenerational families to live together more easily.

8.130 Through the Local Planning Document process, it has been decided not to include a policy on new homes space standards due to lack of evidence to support the policy in the Local Planning Document.

8.131 How to ensure that new homes are ‘adaptable’.

- Option A – include a policy: Include a policy based on housing needs assessment and other factors listed in the Government’s consultation document.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | + | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 |
| Option B – no policy (do nothing) | 0 | ? | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.132 Option A is considered likely to have a minor positive effect against the housing, health, social and employment objectives as having adaptable homes would help reduce health inequalities by giving the option to stay in a home that meets their needs (i.e. people stay in their homes as they age and their mobility needs change) and avoid losing their independence by going into care. For option B, the impact on the health and social objectives are unknown.

8.133 Through the Local Planning Document process, it has been decided not to include a policy on adaptable homes due to the lack of available evidence to support the policy.

8.134 What approach should be taken on custom-build and self-build homes.

- Option A – include a criteria based policy: Include a criteria based policy for custom-build and self-build homes.
- Option B – no policy (do nothing): Use National Planning Policy Framework and Aligned Core Strategy on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | + | - | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.135 Option A is considered likely to have a minor positive effect against the natural resources and energy and climate change objectives as there is potential to encourage sustainable design and construction and more incentive to build own home to higher efficiency standards. However it scores a minor negative effect against the transport objective as there could be potential for most planning applications to be in villages with more car dependency. Option B is considered likely to have no change impact on the objectives.

8.136 Through the Local Planning Document process, it has been decided to include a policy to promote and provide guidance on self build and custom homes.

8.137 Whether to guide development of elderly/retirement homes.

- Option A – include a criteria based policy: Include a criteria based policy to encourage elderly/retirement homes.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | + | + | 0 | + | + | 0 | 0 | 0 | 0 | 0 | + | 0 | + | + | 0 |
| Option B – no policy (do nothing) | 0 | ? | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | ? | 0 |

8.138 Option A is considered likely to have a minor positive effect against the housing, health, crime, social, employment and economic structure objectives as this would increase the range of options for an aging population (as well as rising number of people with dementia), provide more chance for social activities which would reduce loneliness and isolation and reduce the fear of crime. It would create employment as well as potential for innovation in the care sector. People in dedicated supported housing are likely to have health needs identified quicker. It also scores a minor positive effect against the energy and climate change objective as it may have potential for more efficient communal utilities. For option B, the impact on the health, social, employment and innovation objectives are unknown.

8.139 Through the Local Planning Document process, it has been decided to include a criteria based policy on specialist accommodation.

8.140 Whether to establish a threshold for allocating sites for housing.

- Option A – 50 homes and over: Allocate sites of 50 homes and over.
- Option B – 10 homes and over: Allocate sites of 10 homes and over.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – 50 homes and over | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – 10 homes and over | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.141 The assessment did not appraise the impact on the proportion of larger or small sites and only concentrated on whether they should be specifically allocated for 10+ homes or 50+ homes. Option A is considered likely to have a minor positive effect against the housing objective as only large sites specifically allocated for housing so therefore there is scope for smaller sites to come forward for other uses. This option has less certainty over which sites come forward than option B. Option B is considered likely to have a major positive effect against the housing objective as it provides greater certainty that sites come forward for housing as protected from development for other uses.

8.142 Through the Local Planning Document process, it has been decided to use both options when allocating sites. Option A is used to allocate sites in the urban area and option B is used to allocate sites in the rural area i.e. key settlements and other villages.

8.143 Approach to rural exception sites.

- Option A – include a policy: Include a policy for rural exception sites.
- Option B – no policy (do nothing): No rural exception sites.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | ? | ? | 0 | 0 | - | - | - | 0 | 0 | 0 | - | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.144 Option A is considered likely to have a minor positive effect against the housing objective as it could potentially lead to more affordable housing. However it scores a minor negative effect against the environment, biodiversity and green infrastructure, landscape and natural resources objectives as there is more potential for negative impact than positive as rural exception sites tend to be on greenfield land. It also scores a minor negative effect against the transport objective as living in rural areas could require more car usage. Option B is considered likely to have a neutral effect against the objectives.

8.145 Through the Local Planning Document process, it has been decided not to include a policy on rural exception sites as the sites allocated in the villages will include a mix of affordable (if required) and market housing. It was considered there is no need to allocate land for rural exception sites

8.146 Approach to empty homes/buildings into residential use.

- Option A – include a policy: Include a policy to bring empty homes and buildings back into residential use.
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

8.147 Option A is considered likely to have a minor positive effect against the housing objective as it would encourage bringing empty properties back into use. It is considered to have no direct change for the remainder of the objectives. Option B is considered to have the same impact as option A, except for the housing objective. Having no policy does not mean it would not prevent empty properties from being brought back into use.

8.148 Through the Local Planning Document process, it has been decided not to include a policy on empty homes as there is a housing strategy in place to tackle empty homes. Also it has been decided to include a criteria based policy on housing development on unallocated sites which includes the conversion and change of use of non-residential buildings to residential use which could also address the empty homes/buildings.

8.149 Approach to residential development on unallocated sites and conversion/change of use to residential.

- Option A – include a policy: Include a policy to permit residential development on unallocated sites and conversion/change of use to residential use.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | ? | ? | 0 | 0 | ? | ? | ? | ? | 0 | ? | ? | ? | 0 | ? |
| Option B – no policy (do nothing) | 0 | ? | ? | 0 | 0 | ? | ? | ? | ? | 0 | ? | ? | ? | 0 | ? |

8.150 Option A is considered likely to have a minor positive effect against the housing objective as it would provide a range of housing depending on sizes of sites and buildings. It is considered to have no direct change for the remainder of the objectives which depend on the location of the site and type of existing land use. Option B is considered to have the same impact as option A, except for the housing objective. The impact depends on the details of the proposals and location of site. However, having no policy means presumption in favour of sustainable development would apply when determining planning applications.

8.151 Through the Local Planning Document process, it has been decided to include a policy on housing development on unallocated sites which includes the conversion and change of use of non-residential buildings to residential use.

8.152 Approach to residential extensions in non-Green Belt land.

- Option A – include a policy: Include a policy for residential extensions in the built up area i.e. in non-Green Belt land.
- Option B – no policy (do nothing): Use the National Planning Policy Framework on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ++ | 0 | 0 | ? | ? | - | - | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | + | 0 | - | 0 | + | ? | ? | - | - | 0 | 0 | 0 | 0 | 0 | 0 |

8.153 Option A is considered likely to have a major positive effect against the heritage and design objective as it would allow the Council to manage the impact for extensions on the local character in the urban area and built up area. It scores a minor negative effect against the natural resources and flooding objectives as extending into garden could cause some impact and reduce soft areas for water surface run off. Option B is considered likely to have a minor positive effect against the housing and social objectives as allowing bigger extensions would allow multi-generation families to live together and care for older people if the Council does not have a policy more restrictive than the National Planning Policy Framework. However it scores a minor negative against the heritage and design objective as it may lead to loss of control over design and thus impact on the local character. It also scores a minor negative effect against the natural resources and flooding objectives as extending into gardens could cause some impact.

8.154 Through the Local Planning Document process, it has been decided to include a policy on extensions to dwellings not in the Green Belt.

8.155 Safeguard allocated sites from piecemeal development.

- Option A – include a policy: Include a policy to protect sites allocated in the Local Planning Document.
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 |
| Option B – no policy (do nothing) | -- | 0 | - | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |

8.156 The assessment did not appraise the impact on the allocated sites and only concentrated on whether they should be protected from piecemeal development. Option A is considered likely to have a major positive effect against the housing objective as it would ensure that allocated sites are developed to their full potential. It scores a minor positive effect against the transport objective as it would allow allocated sites to be developed where transport connections have been assessed as suitable. Option B is considered likely to have a major negative effect against the housing objective as there could be a significant risk of rendering allocated sites as “unusable”. It scores a minor negative effect against the heritage and design and landscape objectives where piecemeal development could risk inconsistent character and not have a ‘sense of place’ or positive impact on visual amenity. It also scores a minor negative effect against the transport objective as the impact of not having a five year supply would impact on development elsewhere where transport may be less good and thus increase car dependence.

8.157 Through the Local Planning Document process, it has been decided to include a policy on comprehensive development to protect site allocations.

Employment

8.158 Paragraphs 18 and 19 of the National Planning Policy Framework state the Government is committed to securing economic growth and that the planning system does everything it can to support sustainable economic growth. As set out at paragraph 21 of the Framework, local planning authorities should set out a clear vision and economic strategy for the area; set criteria or identify strategic sites; support existing business sectors; plan for clusters; identify priority areas for economic regeneration; and facilitate flexible working practices such as integration of live work units. Paragraph 22 advises that planning policies should avoid the long term protection of employment land which has little prospect of being used for that purpose. The SA assessment considered policy options on whether to continue with existing Policy E3 (a) to

allow for expansion, conversion or redevelopment of existing employment areas for employment uses, amend Policy E3 to make specific provision for non-business class sectors on existing employment areas or create a new criteria based policy. The SA assessment also considered options whether to include a policy on live work units.

8.159 Paragraph 28 of the Framework states that planning policies should support economic growth in rural areas. The SA assessment considered options whether to include a policy on agricultural and other rural businesses.

8.160 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

| Matter | Reason |
|--|--|
| To consider whether there is a sufficient range and portfolio of employment sites. | This relates to the supply of employment sites. The allocations of employment sites will be appraised as part of the SA assessment. |
| To consider how to deal with hazardous industries. | This is to be addressed by a separate development management policy. Also separate legislation governs hazardous processes and planning policy should not duplicate such controls. |
| Expansion of firms on the same site. | This relates to expansion on the same site. It is considered not to appraise. |
| Protecting and retaining employment sites. | The Aligned Core Strategy requires the Local Planning Document to have a policy protecting attractive and good quality sites. |
| How to secure local labour agreements. | This relates to details of securing local labour agreements through s106 planning obligations on new employment development. |

8.161 Options relating to employment have been subject to SA assessment and the findings are as follow:

8.162 Consider whether to make specific provision for non-business class sectors including on existing employment areas.

- Option A – continue with current policy: Continue with Policy E3 (a) of the Replacement Local Plan which allows for expansion, conversion or redevelopment of existing employment areas for employment uses (other than main town centre uses).

- Option B – continue with current policy but include other non-employment uses: Amend Policy E3 (a) of the Replacement Local Plan to include other non-employment uses including industrial or commercial training facilities; community facilities; specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts; essential public utilities development; and ancillary facilities and services which support the functioning of the site including child care facilities, for example nurseries.
- Option C – include a criteria based policy: Include a criteria based policy to judge non business class on merit.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – continue with current policy | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | ? | 0 | ? | ? | ++ | ++ | ++ |
| Option B – continue with current policy but include other non-employment uses | 0 | ++ | ? | 0 | ++ | 0 | 0 | 0 | ? | 0 | ? | ? | ++ | ++ | ++ |
| Option C – include a criteria based policy | 0 | + | ? | 0 | + | 0 | 0 | 0 | ? | 0 | ? | ? | ++ | + | ++ |

8.163 Option A is considered likely to have a major positive effect against the employment, innovation and economic structure objectives as it would continue provide employment uses within employment areas and provide jobs. Option B has the same effect as Option A, however it would also have a major positive effect against the health and social objectives because the proposals would involve health or physical activity related or community related uses. For all options the impact against the heritage and design and transport objectives are uncertain due to the proposals which could have impact on local character and traffic generated. Option C is considered likely to have similar impact as Option B, depending on the criteria.

8.164 Through the Local Planning Document process, it has been decided to continue with existing policy but include other non-employment uses.

8.165 What approach should be taken on live work units.

- Option A – include a criteria based policy: Include a criteria based policy for live work units.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | + | + |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.166 Option A is considered likely to have a major positive effect against the transport objective as it eliminates the need for commuting. It scores a minor positive effect against the housing and heritage and design objectives as it would increase the range of housing and give more flexibility in the re-use of historic buildings. It also scores a minor positive effect against the employment, innovation and economic structure objectives as it provides space that ‘high knowledge sector’ start-up businesses require which would improve the diversity of employment and possibly be attractive to graduates. Option B is considered likely to have no change impact on the objectives.

8.167 Through the Local Planning Document process, it has been decided to include a criteria based policy on live work units in the Green Belt.

8.168 Consider the approach to secure local labour agreements.

- Option A – include a policy: Specify in policy a requirement to secure local labour agreements through S106 planning obligations on new employment developments.
- Option B – no policy (do nothing): Rely on Policy 19 of the Aligned Core Strategy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| | | | | | | | | | | | | | | | |

Town Centres

8.174 Paragraph 23 of the National Planning Policy Framework states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plan, local planning authorities should support vitality and viability of town centres; define the network and hierarchy of centres; define the extent of town centres and primary shopping areas; set policies that make clear which uses will be permitted in primary and secondary centres; encourage a diverse retail offer; retain and enhance existing markets and, where appropriate, re-introduce or create new ones; allocate a range of suitable sites; and allocate appropriate edge of centre sites. As the national guidance is clear that there should be policy on permitted uses in centres, the SA assessment did not appraise the options regarding the permitted uses. Markets were mentioned in paragraph 23 and the SA assessment considered the options whether to have a policy to retain and enhance markets in the Borough. Paragraph 23 also recognises that residential development can play an important role in ensuring the vitality of centres. The SA assessment considered the options whether to continue with existing Policy S3 of the Replacement Local Plan.

8.175 The SA assessment considered the option of having a policy to restrict new fast food takeaway near schools, in response to comments from the public health team at the Council.

8.176 Paragraph 26 states local planning authorities should require an impact assessment if the applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, is over a locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). The Retail Study (2015) recommends a locally set floorspace threshold of 500 sq m. The SA assessment considered both thresholds.

8.177 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

| Matter | Reason |
|---|--|
| Define a network and hierarchy of centres | This relates to the status of each town centre. The Retail Study (2015) provides recommendations. The Retail Background Paper (March 2015) provides details on this. |
| Consider the boundaries of town centres. | This relates to the retail demand. Any changes to the boundaries relate to the current situation and nature of the centres. The Retail Background Paper (March 2015) provides details on this. |

| | |
|---|--|
| Consider what uses should be permitted in town centre. | As the national guidance is clear that there should be policy on permitted uses in centres, the SA assessment did not appraise the options regarding the permitted uses. Any changes to the permitted uses relate to the Health Checks work carried out which reflects the current situation and nature of the centres. The Retail Background Paper (March 2015) provides details on this. |
| Consider the approach to development within small parades of shops. | The National Planning Policy Framework covers the evidence of sequential and impact assessment. |
| Consider the approach to security shutters. | This relates to the details of the shop frontage and security issues. |

8.178 Options relating to town centres have been subject to SA assessment and the findings are as follow:

8.179 Consider whether to set an impact assessment threshold.

- Option A – use national threshold 2,500 sq m (do nothing): Use the 2,500 sq. m threshold in the National Planning Policy Framework.
- Option B – use retail study threshold 500 sq m: Use 500 sqm as recommended by the Retail Study (2015).
- Option C – use other threshold: Use another figure justified by evidence.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – use national threshold 2,500 sq m (do nothing) | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | 0 | + | + | + |
| Option B – use retail study threshold 500 sq m | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | 0 | ++ | ++ | ++ |

| | | | | | | | | | | | | | | | |
|--------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Option C – use other threshold | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | 0 | + | + | + |
|--------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

8.180 Option B is considered likely to have a major positive effect against the employment, innovation and economic structure objectives as the threshold is lower than the national threshold (option A). As there is no specific threshold stated in option C, it is assumed that the threshold would be between the thresholds set out in options A and B. For all options, the effect against the environment, biodiversity and green infrastructure landscape, natural resources, flooding objectives depend on the proposals which could have impact on local character, the natural environment, landscape, natural resources and flooding.

8.181 Through the Local Planning Document process, it has been decided to include a threshold of 500 sq m as recommended by the retail study when determining planning applications.

8.182 Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

- Option A – include a general policy: A general policy supporting proposals that retain/enhance Arnold Market or lead to the creation of new markets elsewhere.
- Option B – include a detailed policy: Include a more detailed policy designating sites for markets and schemes of improvement/creation
- Option C – no policy (do nothing): Reply on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a general policy | 0 | 0 | + | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ | ++ |
| Option B – include a detailed policy | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ | ++ |
| Option C – no policy (do nothing) | 0 | 0 | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | + | + |

8.183 Having a policy (options A and B) is considered likely to have a major positive effect against the social, transport, employment, innovation and economic structure objectives as the policy would help to improve and encourage people to use the existing or create new community assets and activities. Also it would protect existing and create new jobs and encourage innovation.

Markets are usually located within town centres with good transport network. Having a detailed policy of schemes of improvement/creation (option B) would help to promote, protect and straighten the local character.

8.184 Through the Local Planning Document process, it has been decided to include a general policy on markets.

8.185 Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

- Option A – include a policy: Include a policy stating that planning permission will not be granted for new A5 uses within 400 metres of secondary schools.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | + | ++ | + | ++ |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | + | ++ | + | ++ |

8.186 It is considered that the effect of having a policy would not change the effect. It is considered likely to have a major positive effect against the employment and economic structure objectives as the businesses and jobs would be created. The effect against the environment, biodiversity and green infrastructure landscape, natural resources, flooding objectives are depend on the proposals which could have impact on local character, the natural environment, landscape, natural resources and flooding.

8.187 Through the Local Planning Document process, it has been decided to include a policy to ensure that new A5 uses are restricted within 400 metres of secondary schools.

8.188 Role of residential and upper floors

- Option A – include a policy: Roll forward Policy S3 of the Replacement Local Plan which adopts a flexible approach.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | + | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | + | + |
| Option B – no policy (do nothing) | + | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ? | ? | ? |

8.189 Option A is considered likely to have a major positive effect against the social and transport objectives as the change of use of upper floors to residential uses within town centres would mean good access to facilities and good transport network. Policy S3 of the Replacement Local Plan encourages the change of use of upper floors to residential and small-scale offices, thus the minor positive effect against the housing, employment, innovation and economic structure objectives. For option B, the effect against the employment, innovation and economic structure objectives are uncertain as it depends on the proposals which could mean that other uses may not be small-scale offices.

8.190 Through the Local Planning Document process, it has been decided to include a policy on upper floors.

Community Facilities

8.191 Paragraph 28 of the National Planning Policy Framework states Local Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

8.192 Paragraph 70 states planning policies should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The SA assessment considered the options on the approach to protect community facilities and local services.

8.193 Consultation responses on the Issues and Options stage of the Local Planning Document suggested that the Local Planning Document should include civic spaces e.g. built spaces, village greens, civic gardens. The SA assessment considered whether to include a policy to protect important Civic Amenity Space.

8.194 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

| Matter | Reason |
|--|---|
| Consider including a policy to provide new, extended or improved shared space, community facilities and local services. | Already covered by Policy 12 of the Aligned Core Strategy. |
| Consider providing guidance on the location of new religious and cultural facilities. | It is considered that this is covered by Policy 12 of the Aligned Core Strategy. |
| Consider retaining existing Policy R8 of the Replacement Local Plan regarding tourist related accommodation concentrated in built up areas and larger villages. | Will be covered in Green Belt policy. |
| Consider including a policy to protect and guide future diversification of existing visitor attractions. | Already covered by Policy 13 of the Aligned Core Strategy. |
| Consider including a policy which aims to achieve places to promote opportunities for meeting between members and the community, safe and accessible environments, and safe and accessible developments. | Already covered by Policies 10 and 12 of the Aligned Core Strategy. Safe development will be considered on an application by application basis. |
| Consider including a policy to set priorities for different types of contributions. | Reasonable options related to contributions. |
| Consider including a policy to ensure all development schemes undertake viability assessment. | It is considered there is no need for a policy. If developer thinks a scheme is unviable then a viability assessment is required. |

8.195 Options relating to community facilities have been subject to SA assessment and the findings are as follow:

8.196 How to prevent unnecessary loss of community facilities and local services.

- Option A – include a policy: Continue with existing Replacement Local Plan Policy C4 (which states planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility) incorporating the National Planning Policy Framework requirements (i.e. reduce the community's ability to meet its day-to-day needs) and further amend to address Theatres Trust's comments.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | - | - | 0 | 0 |

8.197 Option A is considered likely to not cause any negative effect due to the policy protecting community facilities. Option B is considered likely to have a major negative effect against the health, social and transport objectives where the loss of certain facilities (such as leisure centres, pharmacies, GP surgeries) as well as cultural assets would have negative impact on people’s health and people may have to use car journeys instead walking or increase their car journey to the next available facilities. It scores a minor negative effect against the heritage and design objective because it could mean loss of access to historic buildings thus affecting people’s enjoyment and the local character of the area. It also scores a minor negative impact against the crime objective because loss of community facilities would mean loss of ‘diversionary’ facilities. It is considered likely to have a minor negative effect against the employment objective because it could lead to job losses and reduce diversity of jobs.

8.198 Through the Local Planning Document process, it has been decided to include a criteria based policy to protect community facilities so that loss of community facilities can be addressed through at the planning application stage.

8.199 Should there be a new policy designed to protect important Civic Amenity Space.

- Option A – include a policy: Include a new policy designation protecting civic spaces.
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ++ | ? | ++ | + | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | + |
| Option B – no policy (do nothing) | 0 | ? | -- | ? | -- | ? | ? | ? | 0 | 0 | 0 | ? | 0 | 0 | ? |

8.200 Option A is considered likely to have a major positive effect against the heritage and design and social objectives because protected civic spaces could improve the built character and enhance historic and cultural assets. Also it could improve access to and encourage community activities within the civic spaces and improve ethnic and intergenerational relations. It scores a minor positive effect against the environment, biodiversity and green infrastructure objective because a civic space could include green space and may provide opportunity to accommodate community garden and trees. It also scores a minor positive effect against the economic structure objective due to civic spaces being used by employees with potential for business activity such as markets. Option B is considered likely to have an unknown impact on the objectives, except for a major negative effect against the heritage and design and social objectives which depends on how much the local community value civic spaces.

8.201 Through the Local Planning Document process, it has been decided not to include a policy designation protecting civic spaces. It is considered that the policies to protect open space and historic environment would cover civic spaces.

Transport

8.202 Paragraph 34 of the National Planning Policy Framework states Local Plans should ensure developments are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (paragraph 34). The SA considered options on the approach to take on future Park and Ride provision. Paragraph 41 states sites and routes should be identified and protected which could be critical in widening transport choice. The SA assessment considered options on the approach to protect and enhance cycle routes, recreational routes and public rights of way.

8.203 Paragraph 35 states all developments which generate significant amounts of movement should be required to provide a Travel Plan. Policy 14 of the

Aligned Core Strategy sets a target to increase the number of developments supported by travel plans.

8.204 Paragraph 39 of the Framework states if setting local parking standards for residential and non-residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the overall need to reduce the use of high-emission vehicles. The SA assessment considered options on the approach to residential and non-residential parking standards.

8.205 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

| Matter | Reason |
|--|---|
| Consider including a policy to increase the number of developments supported by Travel Plans. | Reasonable options relate to Travel Plans. |
| Consider including a policy to promote the use of electric or hybrid vehicles. | Will be covered in Air Quality policy. |
| Cycles routes should be incorporated into green infrastructure (where practical). | Will rely on Aigned Core Strategy Policy 16.3. |
| Consider including a policy to prevent HGV traffic through villages. | It is for Nottinghamshire County Council to restrict HGVs on specific routes. |
| Consider including a policy to address the needs of emergency services to reach all areas of the community promptly. | Emergency services are consulted on planning applications. |
| Consider including a policy to require developer contributions for cycling provision. | This will be considered on an application by application basis. |

8.206 Options relating to transport have been subject to the SA assessment and the findings are as follow:

8.207 What approach should be taken to residential car parking standards.

- Option A – include a Gedling specific policy: Include a Gedling specific policy incorporating the key elements of the Residential Car Parking Supplementary Planning Document.
- Option B – no policy (do nothing): Rely on 6Cs Highway Design Guide.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a Gedling specific policy | 0 | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 | + | - | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

8.208 The assessment assumes that option A would achieve a higher level of parking provision than option B. Option A is considered likely to have a minor positive effect against the heritage and design objective where the impact of cars on design and local character would be managed due to the availability of guidance specific to Gedling Borough. It also scores a minor positive effect against the energy and climate change objective where there is potential to include electric charging points. It scores a minor positive effect against the crime objective where it would contribute to a safe secure built environment through designing out crime. However it scores a minor negative effect against the transport objective because the option may provide an increased level of parking provision which would not discourage car use. Option B is considered likely to have a minor negative effect against the health, heritage and design and crime objectives, where reduced parking provision could cause a negative impact on mental health (i.e. stress), on design and local character and possibly more opportunities for car crime if reduced provision means that cars are parked some distance away from homes.

8.209 Through the Local Planning Document process, it has been decided to include a policy on parking standards incorporating the requirements for residential development.

8.210 What approach should be taken to non-residential car parking standards.

- Option A – include a policy: Include a policy to incorporate key elements of the 6Cs Highway Design Guide.
- Option B – no policy (do nothing): Rely on 6Cs Highway Design Guide.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | + |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | + |

8.211 Both options A and B are considered likely to have a minor positive effect against the transport and economic structure objectives, because they would provide the required infrastructure which would minimise impact on the environment.

8.212 Through the Local Planning Document process, it has been decided to include a policy on parking standards incorporating the requirements for non-residential development.

8.213 What approach should be taken on future Park and Ride provision.

- Option A – include a policy: Include a policy.
- Option B – no policy (do nothing): Rely on paragraph 90 of National Planning Policy Framework which states "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... local transport infrastructure which can demonstrate a requirement for a Green Belt location".

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | 0 | ? | 0 | 0 | - | - | + | ? | 0 | + | + | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | ? | 0 | 0 | ? | ? | ? | ? | 0 | ? | ? | 0 | 0 | ? |

8.214 Option A is considered likely to have a minor positive effect against the natural resources, energy and climate change and transport objectives, where there is potential to increase electric vehicle usage, develop a transport network that minimise the impact on the environment and decrease air pollution depending on the location, design and operation of the park and ride provision. However, it scores a major negative effect against the environment, biodiversity and green infrastructure and landscape objectives where a large car park may have a negative impact on the environment and landscape (depending on its location). Option B would have an uncertain effect against most objectives.

8.215 Through the Local Planning Document process, it has been decided to include a policy on Park and Ride facilities so that such issues can be addressed at the planning application stage.

8.216 Protect sites and routes i.e. cycle routes and recreational routes.

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policy T9 and identify additional sites and routes.
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | ++ | 0 | 0 | + | 0 | 0 | + | 0 | 0 | 0 | ++ | + | + | 0 |
| Option B – no policy (do nothing) | 0 | ? | ? | ? | ? | ? | ? | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 |

8.217 Option A is considered likely to have a major positive effect against the health and transport objectives, where there is potential to promote physical activity, minimise the impact on the environment and reduce journeys undertaken by car. It scores a minor positive effect against the natural resources objective, as it may decrease air pollution. It also scores a minor positive effect against the social, employment and innovation objectives due to the potential for improved access to community facilities, education or employment opportunities for students, graduates and people who don't have or can't afford a car. Option B would have an uncertain effect against most objectives.

8.218 Through the Local Planning Document process, it has been decided to include a general policy on cycle routes, recreational routes and public rights

of way so that such issues can be addressed at the planning application stage.

8.219 How to protect and enhance public rights of way and access.

- Option A – include a policy: Include a policy to identify and protect Public Rights of Way and access.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework. Public rights of way are protected under separate legislation.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a policy | 0 | + | 0 | ? | ? | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 |
| Option B – no policy (do nothing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 |

8.220 Option A is considered likely to have a minor positive effect against the health and transport objectives because Right of Way being mapped on the Policies Map could increase opportunities for recreational physical activity and reduce car journeys. Option B is considered likely to have no change or unknown effect against the objectives.

8.221 Through the Local Planning Document process, it has been decided to include a general policy on cycle routes, recreational routes and public rights of way so that such issues can be addressed at the planning application stage.

Infrastructure

8.222 Paragraph 43 of the National Planning Policy Framework states local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. The numbers of radio and telecommunications masts and the sites for such installations should be kept to a minimum with the existing masts, buildings and other structures used unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. Paragraph 44 states local planning authorities should not impose a ban on new telecommunications development in certain areas or insist on minimum distances between new telecommunications development and existing development. The SA assessment considered options whether to include a policy on the expansion

of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

8.223 There were no other matters considered that were not appraised.

8.224 Options relating to infrastructure have been subject to the SA assessment and the findings are as follow:

8.225 Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

- Option A – include a criteria based policy: Include a criteria based policy based on National Planning Policy Framework paragraph 43.
- Option B – no policy (do nothing): No policy.

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Option A – include a criteria based policy | 0 | + | + | 0 | + | ? | ? | 0 | 0 | 0 | + | + | ? | ++ | ++ |
| Option B – no policy (do nothing) | 0 | ? | ? | 0 | ? | 0 | - | 0 | 0 | 0 | 0 | ? | ? | ? | ? |

8.226 Option A is considered likely to have a major positive effect against the innovation and economic structure objectives because a policy on telecommunications and high speed broadband is indispensable for an innovation culture in the knowledge economy sector. It is considered likely to have a minor positive effect against the health, social, energy and climate change and transport objectives due to the benefits of using faster broadband i.e. people having access to health services remotely and keeping in touch with relatives or people living far away, use of smart meters and smart homes that reduces energy use and working from home, internet shopping and teleconferencing that reduces transport emissions and car use. It scores a minor positive effect against the heritage and design objective because the criteria based policy would restrict the siting and appearance to maintain the local character of the area and the setting of heritage assets. Option B would have an uncertain effect against most objectives, except for a minor negative effect against the landscape objective where the absent of a policy could have a negative impact on visual amenity.

8.227 Through the Local Planning Document process, it has been decided not to include a policy.

Section 9: Appraising the Development Management Policies (Stages B3-B5)

- 11.1 This section looks at the findings of the SA assessment of the proposed development management policies in the Local Planning Document.
- 11.2 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 11.3 Part A of the Local Planning Document contains 61 development management policies and they are arranged into the following sections:
- Climate Change, Flood Risk and Water Management;
 - Environmental Protection;
 - Green Belt;
 - Natural Environment;
 - Open Space and Recreational Facilities;
 - Historic Environment;
 - Design;
 - Homes;
 - Employment;
 - Retail and Community Facilities; and
 - Transport.

Methodology

- 11.4 In December 2015, the SA assessment of the draft management policies was undertaken against the SA Framework and recommendations were provided. It should be noted that there are few recommendations and this is mainly due to the fact that, prior to the SA assessment, the policies had been drafted and shared with relevant people with specialist knowledge for their comments and amended accordingly. For some policies they were amended several times. Once the proposed policies had been revised, the SA assessment was undertaken to test the sustainability of the policies.
- 11.5 The recommendations of the SA assessment helped to finalise the proposed development management policies for the publication draft Local Planning Document.

SA Assessment of the Development Management Policies

11.6 **Table 10** summarises the appraisal results of the SA assessment of the development management policies. Note the Development Management policies have been abbreviated in the left column of the table.

11.7 The detailed SA assessment is provided as **Appendix G**.

Table 10: SA assessment of the Development Management policies (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 1. Wind Turbines | 0 | 0 | + | 0 | 0 | ? | ? | + | 0 | 0 | ++ | 0 | ++ | ++ | ++ |
| 2. Energy Schemes | 0 | 0 | + | 0 | 0 | ? | ? | + | 0 | 0 | ++ | 0 | ++ | ++ | ++ |
| 3. Flood Risk | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 |
| 4. Surface Water | - | 0 | 0 | 0 | 0 | + | 0 | + | ++ | 0 | 0 | 0 | 0 | 0 | 0 |
| 5. Water Quality | 0 | 0 | 0 | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6. Aquifer | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7. Contaminated Land | - | 0 | 0 | 0 | 0 | ? | 0 | ++ | 0 | 0 | 0 | 0 | - | 0 | - |
| 8. Unstable Land | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | - |
| 9. Hazardous | - | 0 | 0 | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | - | 0 | - |
| 10. Pollution | 0 | 0 | + | 0 | 0 | + | ++ | ++ | 0 | 0 | + | 0 | - | 0 | - |
| 11. Air Quality | 0 | ++ | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | + | + | - | 0 | - |
| 12. Reuse of Buildings in GB | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | ? | 0 | ? |
| 13. Extensions in GB | + | 0 | ++ | 0 | 0 | ? | + | - | 0 | 0 | 0 | 0 | + | 0 | + |
| 14. Replacement of Buildings in GB | + | 0 | ++ | 0 | 0 | 0 | + | ? | 0 | 0 | 0 | 0 | + | 0 | + |
| 15. Infill Development in GB | + | 0 | ++ | 0 | 0 | ? | + | ? | 0 | 0 | 0 | ? | ? | 0 | ? |
| 16. Safeguarded Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 17. Rural Workers | + | 0 | 0 | + | 0 | ? | ? | - | 0 | 0 | 0 | 0 | + | ++ | + |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---------------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 18. Biodiversity | - | + | + | 0 | + | ++ | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Landscape | - | 0 | + | 0 | 0 | ++ | ++ | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 |
| 20. Protection of Open Space | 0 | ++ | ++ | ? | + | ++ | + | ++ | 0 | 0 | 0 | ++ | 0 | 0 | 0 |
| 21. Provision of New Open Space | - | ++ | ++ | ? | ++ | ++ | + | + | 0 | 0 | 0 | ++ | 0 | 0 | 0 |
| 22. Local Green Space | 0 | ++ | ++ | ? | ++ | ++ | + | ++ | 0 | 0 | 0 | ++ | 0 | 0 | 0 |
| 23. Greenwood/ Sherwood Forest | 0 | + | + | 0 | + | ++ | + | + | 0 | 0 | 0 | ? | 0 | 0 | 0 |
| 24. Tourist Accommodation | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | ? | + | + | + |
| 25. Equestrian Development | 0 | ++ | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | ? | + | + | + |
| 26. Heritage Assets | - | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | - | + | 0 | 0 | 0 |
| 27. Listed Buildings | - | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | - | + | 0 | 0 | 0 |
| 28. Conservation Areas | - | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | - | + | 0 | 0 | 0 |
| 29. Parks and Gardens | - | 0 | ++ | 0 | + | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30. Archaeology | 0 | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31. Locally Important Heritage Assets | 0 | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | - | + | 0 | 0 | 0 |
| 32. Amenity | - | 0 | + | + | 0 | ? | ? | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 33. Density | + | 0 | ++ | 0 | 0 | ? | ? | ? | 0 | 0 | 0 | + | 0 | 0 | 0 |
| 34. Gardens | - | 0 | + | 0 | 0 | + | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 35. Safe, Accessible and Inclusive | - | 0 | ++ | ++ | + | ? | ? | ? | 0 | 0 | ++ | + | 0 | 0 | 0 |
| 36. Affordable Housing | ++ | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 |
| 37. Housing Type | ++ | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 |
| 38. Specialist | ++ | ++ | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | + | 0 |
| 39. Housing on Unallocated Sites | ++ | 0 | + | 0 | 0 | + | + | + | 0 | 0 | 0 | ? | 0 | 0 | 0 |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 40. Live Work Units | ++ | 0 | ? | 0 | 0 | + | + | + | 0 | 0 | 0 | ? | ++ | ? | 0 |
| 41. Self/Custom Build | ++ | ? | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | ? | ++ | + | 0 |
| 42. Extensions to Dwellings not in GB | + | 0 | + | 0 | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 43. Retention of Employment | 0 | 0 | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ |
| 44. Employment on Unallocated Sites | 0 | 0 | ? | 0 | 0 | ? | ? | ? | ? | 0 | 0 | + | ++ | ++ | ++ |
| 45. Expansion of Employment not in GB | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | + |
| 46. Agricultural / Rural Diversification | 0 | 0 | ? | 0 | 0 | ? | ? | ? | ? | 0 | 0 | ? | ++ | ++ | ++ |
| 47. Local Labour Agreements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ |
| 48. Retail Hierachy | 0 | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ | ++ |
| 49. Town/Local Centres | - | ? | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ | ++ |
| 50. Upper Floors | + | 0 | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | + | + |
| 51. Impact Assessment Threshold | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | ? | 0 | 0 | 0 | ++ | ++ | ++ |
| 52. Markets | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ | ++ | ++ |
| 53. Development within Small Parades | 0 | 0 | ++ | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | + | ++ | ++ | ++ |
| 54. Fast Food | 0 | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | 0 | 0 | + | ++ | ++ | ++ |
| 55. Security Shutters | 0 | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 56. Community Facilities | - | ++ | 0 | + | ++ | ? | ? | ? | ? | 0 | 0 | ++ | ++ | + | + |
| 57. Parking Standards | 0 | 0 | 0 | 0 | 0 | ? | ? | ? | 0 | 0 | 0 | + | 0 | 0 | 0 |
| 58. Cycle Routes | 0 | ++ | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | 0 |
| 59. Park and Ride | 0 | 0 | ? | 0 | 0 | ? | ? | ? | 0 | 0 | 0 | + | 0 | 0 | 0 |
| 60. Local Transport Schemes | 0 | 0 | ? | 0 | 0 | ? | ? | ? | 0 | 0 | 0 | + | 0 | 0 | + |
| 61. Highway Safety | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 |

SA Objective 1: Housing

- 11.8 This objective seeks to ensure that the housing stock meets the housing needs.
- 11.9 The housing policies support the objective. Policies LPD36 to LPD41 relating to providing different types of housing meet the SA objective – they would increase the range of affordability of housing for all social groups such as different types of houses and flats as well as specialist accommodation for older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults. For Policy LDP42, the extension of dwellings could possibly increase the range of housing and also reduce unfit homes. The Green Belt policies also encourage residential development as there is reference to the re-use of buildings for residential purposes, in particular for rural workers, in part (b) of Policy LPD12. Policy LPD17 provides homes for rural workers and ensures the property is occupied by rural workers. For Policies LPD13 and LPD14, extensions to buildings and the replacement of buildings within the Green Belt help existing stock meet housing needs. Policy LPD15 allows for infill development which could include the provision of new housing.
- 11.10 The impact of the design and retail policies against the objective varies. Policies on amenity and safe, accessible and inclusive development depend on the design and layout of the new housing. Policy LPD34 restricts residential development on gardens which mean fewer houses would be provided. Policy LPD33 allow for different densities in different areas of the Borough which could mean a high number of houses would be provided within a high density area (e.g. the urban area) and fewer houses would be provided within a low density area (e.g. village). Policy LPD49 does not allow residential development that exceeds the policy percentages in Arnold Primary Area and Local Centres which could have an impact on housing delivery. Policy LPD56 includes a specific requirement to demonstrate lack of viability for continued use of a community facility which could delay or prevent opportunity for alternative use as housing. Policy LPD50 encourages the change of use of upper floors in town and local centres to include residential use. Where upper floors would otherwise be empty and can be used as residential thereby meeting housing need and bringing people into town centres.
- 11.11 The flooding and natural environmental policies could restrict the supply of land for new housing. The environmental protection policies on contaminated land, unstable land and hazardous substances could restrict the supply of land for housing depending on the condition of the sites or the proposals. The heritage policies would restrict the supply of land for new housing and some of the existing heritage assets cannot be adapted to meet housing needs.

SA Objective 2: Health

- 11.12 This objective seeks to improve health and reduce health inequalities.

SA Objective 3: Heritage and Design

- 11.13 This objective seeks to provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets).
- 11.14 The heritage policies meet the SA objective as they seek to conserve and enhance the historic environment, designated and non-designated heritage assets and their settings and the archaeological environment.
- 11.15 The wind turbine and other renewable energy scheme policies include a criterion to protect the historic environment. Most of the Green Belt policies have a positive effect. Policy LPD12 refers to heritage assets and design. Policies relating to extensions to buildings and the replacement of buildings within the Green Belt refer to conserving any historic significance the building may have. Policy LPD15 relating to infill development within the Green Belt refers the need for development to be in keeping with surrounding character.
- 11.16 The natural environment and open space policies support the objective. The natural environment policies would maintain and strengthen local character and distinctiveness. Access to sites for nature conservation such as Local Nature Reserves, some Local Wildlife Sites and ancient woodland could provide better opportunities for people to understand local heritage and participate in cultural activities. Policy LPD20 protects open space and its local character and distinctiveness. Any new open space provided under Policy LPD21 would enhance the new, if not local, character and distinctiveness. Local Green Space sites have special importance to the local communities and are protected under Policy LPD22. For Policy LPD23, any proposals related to the Greenwood Community Forest and Sherwood Forest Regional Park could enhance and strengthen the characteristics as well as improve the access and enjoyment of the historic environment.
- 11.17 The impact of the employment policies against the objective varies. Reference is made to harm to the significance of a heritage asset in the policies regarding the retention of employment uses and expansion of existing employment uses not in the Green Belt. For new employment development on unallocated land and rural diversification schemes, it depends on the design, layout and location as it could have some impact on heritage and local character.
- 11.18 Recommendations arising from the SA assessment were as follows:
- Consider including reference to protection of heritage assets or local character in the employment policies LPD44 and LPD46 on employment development on unallocated sites and agricultural and rural diversification;
 - Amend retail policy LPD50 on upper floors to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings; and

- Expand retail policy LPD55 on security shutters to refer to other non-designated heritage assets.

SA Objective 4: Crime

- 11.19 This objective seeks to improve community safety, reduce crime and the fear of crime.
- 11.20 The design policies meet the SA objective. Policies LPD32 and LPD35 on amenity and safe, accessible and inclusive development contribute to providing safe development which prevent crime and fear of crime. Policy LPD35 set out criteria for the layout of development which could provide diversionary activities to crime.

SA Objective 5: Social

- 11.21 This objective seeks to promote and support the development and growth of social capital.
- 11.22 Most of the open space and recreational facilities meet the SA objective. Some existing open space, Local Green Space and new open space provision could protect and enhance existing cultural assets and improve access to and encourage community activities and improve ethnic and intergenerational relations. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, any proposals related to the Forest could protect and enhance existing cultural assets as well as improving access to and encouraging community activities within the Forest.
- 11.23 Most of the retail policies also meet the SA objective as there is a positive effect. They would protect and enhance existing cultural assets, encourage engagement in community activities and improve ethnic and intergenerational relations.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

- 11.24 This objective seeks to increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment.
- 11.25 There is a mixed effect in relation to the cumulative impact on the natural environment. Policy LPD4 allows measures as such Sustainable Drainage Systems which would help biodiversity and Policy LPD5 would have an effect on biodiversity and environment.
- 11.26 Policy LPD7 requires remediation of a site which could result in wildlife-rich sites being destroyed, although this is normally a precursor to some other development. Policy LPD9 precludes development involving hazardous substances if it would result in the natural environment being put to unacceptable risk and Policy LPD10 restricts polluting development so enhances the natural environment.

11.27 Some of the Green Belt policies have a mixed effect in relation to the cumulative impact on the natural environment. For extensions to buildings, infill development and homes for rural workers within the Green Belt (Policies LPD13, LPD15 and LPD17), it depends on the location of the proposals and it is considered that the extensions would take place within the residential gardens which may include trees, habitats or land that contribute to the Green Infrastructure. Recommendations arising from the SA assessment were as follows:

- Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity.

11.28 The natural environment and open space and recreational policies meet the SA objective. The natural environment policies would protect the natural environment. There are policies to protect existing and create new open space areas as well as to protect the newly designated Local Green Space areas. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this scores a major positive because the policy could help to protect and improve biodiversity or habitats, maintain and enhance woodland cover and management and encourage and protect Green Infrastructure opportunities.

11.29 The historic environment policies also meet the SA objective as they seek to conserve and enhance the historic environment, designated and non-designated heritage assets and their settings and the archaeological environment. All policies refer to the character or settings which could include Green Infrastructure. They could have a positive impact on Green Infrastructure as the policies seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. Policy LPD28 on Conservation Areas refers to important open space, trees, hedgerows, open spaces and landscape features. Policy LPD29 on Historic Landscapes, Parks and Gardens meets the SA objective.

11.30 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 7: Landscape

11.31 This objective seeks to protect and enhance the landscape character, including heritage and its setting.

11.32 Policy LPD19 relates to landscape so this meets the SA objective.

11.33 Most of the Green Belt policies have a positive effect in relation to the cumulative impact on the landscape. Policies LPD13, LPD14 and LPD15

require proposals to “not adversely affect valuable views” into or out of a site or village. For homes for rural workers within the Green Belt (Policy LPD17), it depends on the design and location of the proposals. Recommendations arising from the SA assessment were as follows:

- Consider adding criteria in Policy LPD17 to reduce impacts on landscape and landscape visual (SA 7 Landscape).

- 11.34 The open space and recreational policies would protect the landscape. Protection of existing open space/Local Green Space and creation of new open space scores a minor positive because they contribute to landscape and visual amenity. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this scores a minor positive because the policy could help to respect identified landscape character and have a positive impact on visual amenity.
- 11.35 The historic environment policies also meet the SA objective as they seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. Policy LPD28 on Conservation Areas refer to landscape features.
- 11.36 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 8: Natural Resources

- 11.37 This objective seeks to prudently manage natural resources including water, air quality, soils and minerals.
- 11.38 Most of the environmental protection policies meet the SA objective. Policy LPD7 relates to land already contaminated so would result in an improvement. Policy LPD9 precludes development involving hazardous substances if it would result in the natural resources being put to unacceptable risk. Policy LPD10 ensures development avoids unacceptable harm to the natural environment. Policy LPD11 relates to air quality mainly caused by ‘tail-pipe’ emissions from vehicles.
- 11.39 Most of the climate change, flood risk and water management policies meet the SA objective. Although Policies LPD1 and LPD2 would help to prevent an increase in air pollution, the impact depends on the design, layout and location of the wind turbines and renewable energy schemes as they could have some impact on natural resources such as loss of greenfield land to development. Policy LPD4 helps to conserve water through Sustainable Drainage Systems. Policies LPD5 and LPD6 would help to prevent pollution to water quality and contamination in groundwater.

11.40 The natural environment policies met the SA objective as they protect some water habitats, lagoon sites and natural resources and also prevent loss of greenfield sites. Some of the open space and recreational facilities policies meet the SA objective. Policies LPD20 and LPD22 restrict development on protected open space and Local Green Space.

11.41 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 9: Flooding

11.42 This objective seeks to minimise the risk of flooding and steer development away from areas at highest flood risk.

11.43 Policies LPD3 and LPD4 meet the SA objective as they would minimise flood risk. The natural environment policies also contribute towards the SA objective as they restrict development on greenfield land and reduce the risk of flooding.

SA Objective 10: Waste

11.44 This objective seeks to minimise waste and increase the re-use and recycling of waste materials.

11.45 There are no specific policies on waste or re-use and recycling of water materials in the Local Planning Document. The waste policies are contained in the Nottinghamshire and Nottingham Waste Core Strategy (2013). The Waste Core Strategy sets out the County and City Councils' strategic planning policies for the development of future waste management facilities and looks at how and where the facilities to treat and dispose of waste should be developed.

11.46 It is considered that none of the development management policies in the Local Planning Document would have a significant impact on waste recovery.

SA Objective 11: Energy and Climate Change

11.47 This objective seeks to minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources.

11.48 There is a negative effect of the historic environment policies in relation to the cumulative impact on energy and climate change. Adaptations to historic buildings can be made to make historic buildings more efficient but there is a need for these to be appropriate for instance no plastic window frames.

SA Objective 12: Transport

11.49 This objective seeks to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to

jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available.

- 11.50 The transport policies meet the SA objective. Policy LPD58 encourages alternative modes of transport other than cars. Policy LPD57 restricts the number of parking spaces and encourages alternative modes of transport. For Policy LPD59, Park and Ride facilities would make use of and enhance existing transport infrastructure and reduce journeys undertaken by car going into Nottingham (or elsewhere). Policy LPD60 provides a list of transport schemes to strengthen existing or create new transport infrastructure and Policy LPD61 encourages safe and suitable access to development.
- 11.51 The retail also supports the transport objective. Any new retail or community development as well as any new market would generate a higher number of visitors to a centre depending on the location. Those sites within town or local centre with good public transport network. Policy LPD56 refers to alternative community facility provision which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys. It is assumed that fast food takeaways are located within residential area with little car use.
- 11.52 However there is uncertain effect for some housing policies. Any new housing development would generate additional traffic depending on the location. Policy LPD39 encourages residential development on unallocated sites within the existing main built up area of Nottingham, the edge of Hucknall, the key settlements and other villages. The main built up area and the key settlements generally have a good public transport network. Some villages have good public transport network and others less so. Policy LPD38 is clear that proposals for specialist accommodation should be located in an existing residential area close to good public routes.

SA Objective 13: Employment

- 11.53 This objective seeks to create high quality employment opportunities.
- 11.54 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide and improve the diversity and quality of jobs. Most retail policies also meet the SA objectives. They would provide and improve the diversity and quality of jobs. Policy LPD56 protects community facilities thus protecting existing jobs and possibly new additional jobs in alternative community provision. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide new job opportunities.
- 11.55 The Green Belt policies would have a mixed effect in relation to their cumulative impact on employment. The re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger and thus possibly

creating further employment opportunities. Having a specific policy on homes for rural workers could possibly provide further employment opportunities for rural workers.

- 11.56 Depending on the wind turbine and renewable energy schemes, policies LPD1 and LPD2 would increase the diversity and quality of jobs relate to new technologies which are rapidly changing.

SA Objective 14: Innovation

- 11.57 To develop a strong culture of enterprise and innovation
- 11.58 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide and increase levels of qualification or type of jobs. Most retail policies also meet the SA objectives. They would provide and increase levels of qualification or type of jobs. Policy LPD56 protects community facilities thus protecting existing jobs and possibly new additional jobs in alternative community provision. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide and increase levels of qualification or type of jobs.
- 11.59 Depending on the wind turbine and renewable energy schemes, policies LPD1 and LPD2 would increase the diversity and quality of jobs relate to new technologies which are rapidly changing.

SA Objective 15: Economic Structure

- 11.60 To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies
- 11.61 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide land and buildings required by businesses. Most retail policies also meet the SA objectives. They would provide land and buildings required by businesses. Policy LPD56 protects community facilities or provides alternative community provision. Policy LPD50 encourages change of use of upper floors in town and local centres to offices and recreation and leisure uses.
- 11.62 There is a mixed effect of the Green Belt policies in relation to the cumulative impact on employment. The re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger. Having a specific policy on homes for rural workers provides land for new homes for rural workers.
- 11.63 Depending on the wind turbine and renewable energy schemes, Policies LPD1 and LPD2 would provide the required infrastructure to generate renewable energy. Transport policy LPD60 on local transport schemes refers

to the Gedling Access Road which is required to serve the proposed mixed use (housing and employment) redevelopment of the former Gedling Colliery site. If the Gedling Access Road is not implemented this will prevent the housing and employment development on the allocated sites.

Recommendations of the SA assessment

11.64 A number of recommendations were made to the development management policies in the light of the SA assessment. The recommendations were as follows:

- Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).
- Consider adding criteria in Policy LPD17 to reduce impacts on landscape and landscape visual (SA 7 Landscape).
- Consider including reference to protection of heritage assets or local character in Policies LPD44 and LPD46 (SA 3 Heritage and Design).
- Policy LPD50 to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings (SA 3 Heritage and Design).
- Expand Policy LPD55 to refer to other non-designated heritage assets (SA 3 Heritage and Design).

11.65 It has been decided not to make change to Policies PD13, LPD15, LPD17, LPD44 and LPD46 as the impacts on heritage assets and local character, biodiversity and landscape would be covered by separate policies in the Local Planning Document which are LPD18: Protecting and Enhancing Biodiversity, LPD19: Landscape Character and Visual Impact and LPD26 (Heritage Assets) to LPD31 (Locally Important Heritage Assets).

11.66 It has been decided not to make change to Policy LPD50 as it is considered there is no need to make specific reference to heritage assets. It has been agreed to amend the wording of Policy LPD55 to refer to other non-designated heritage assets.

11.67 The changes to the development management policies do not change the overall conclusions of the SA assessment.

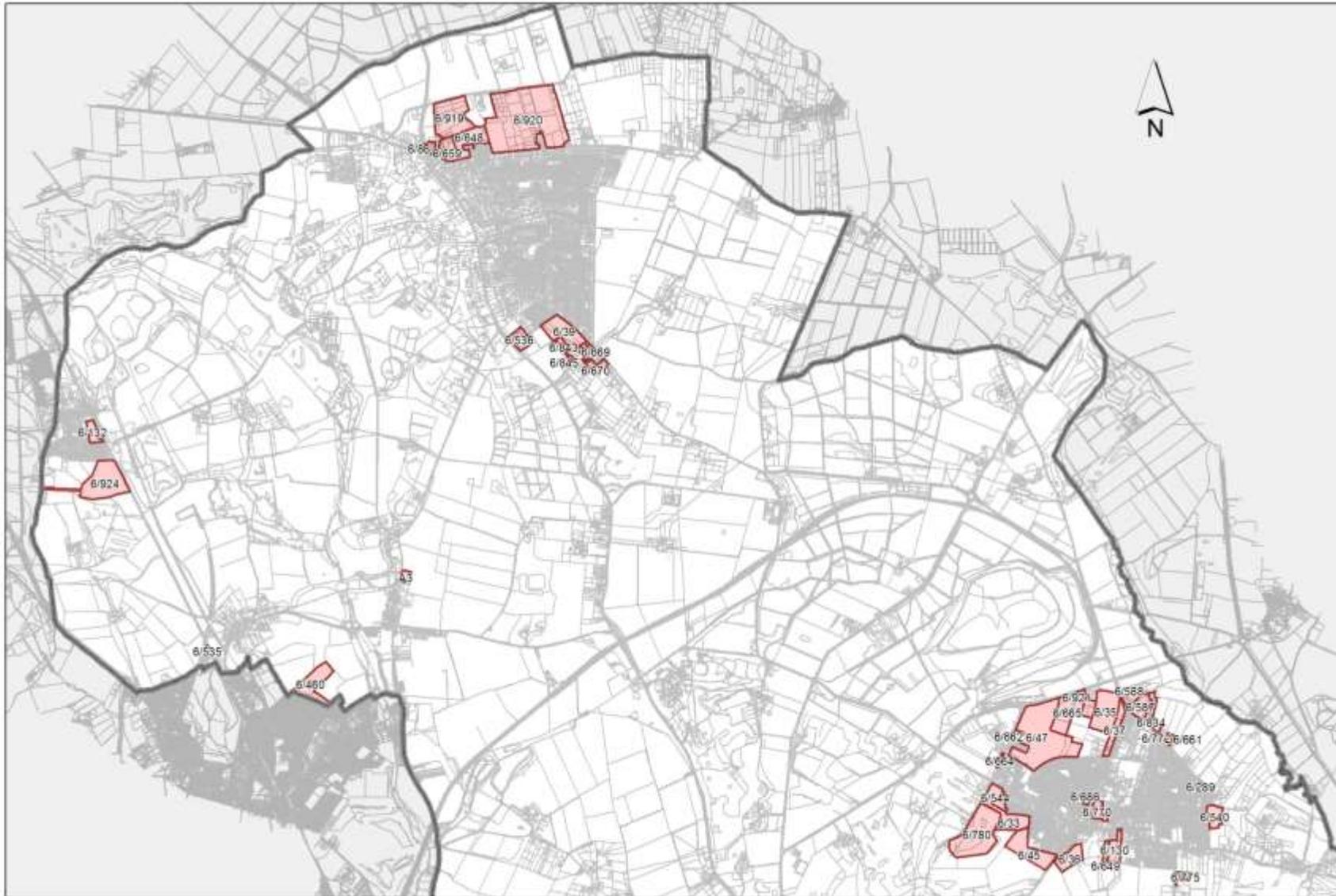
Section 10: Appraising the Reasonable Alternative Options for Site Allocations (Stage B2)

- 10.1 This section looks at the findings of the SA assessment of the reasonable alternative options for the site allocations. This is an important part of both the plan-making and SA process as Article 5 (1) (h) of the SEA Directive requires an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- 10.2 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of the reasonable alternative options should be a continual process, starting from the options put forward at the beginning (i.e. Issues and Options stage), all the way through to the options being worked into the draft Development Plan Document for publication. Certain options or sites may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 10.3 Section 8 looks at the findings of the SA assessment of the reasonable alternative options for the policy topics.

Reasonable Alternative Options for Housing Sites

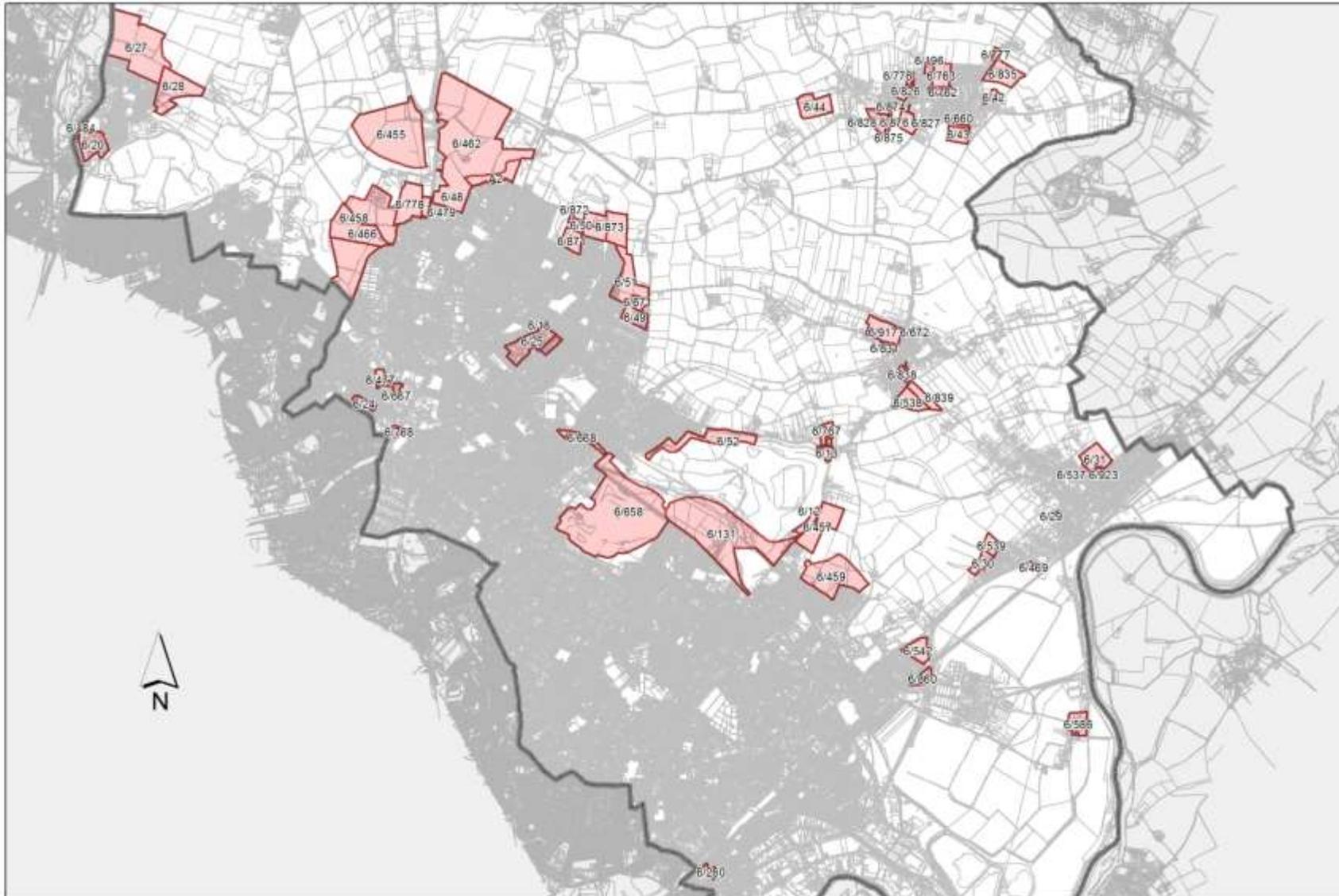
- 10.4 The Aligned Core Strategy provides the housing requirement for the Borough. The Site Selection report (March 2015) explains how the reasonable alternative options for the housing site allocations were chosen.
- 10.5 **Maps 2 and 3** show the locations of the reasonable alternative options for housing.

Map 2: Reasonable Alternative Sites for Housing (North)



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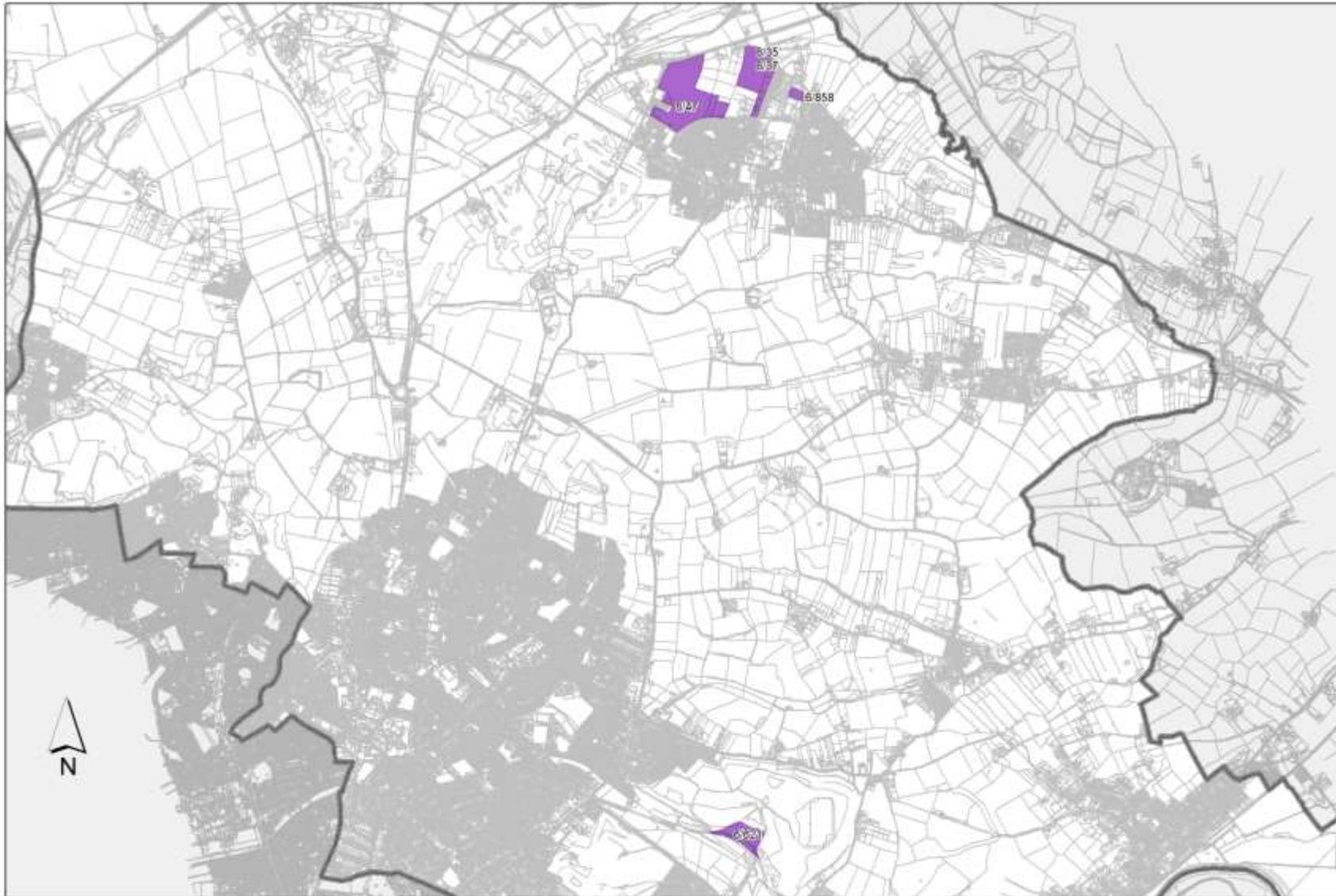
Map 3: Reasonable Alternative Sites for Housing (South)



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Map 4: Reasonable Alternative Sites for Employment

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Reasonable Alternative Options for Employment Sites

- 10.6 In 2015, the Councils that make up Greater Nottingham, including Gedling Borough, commissioned an up to date evidence on economic prospects and employment land forecasts for the Nottingham Core HMA and the Nottingham Outer HMA by the independent consultants. The Employment Land Forecasting Study (August 2015) provides background information for the Councils' Part 2 Local Plans and to examine what the potential scope of policies relating to employment and the economy should be for each Council. The Strategic Distribution of Employment Requirements Background Paper was published in October 2015 and draws on the findings of the Employment Land Forecasting Study. The Background Paper concludes that Gedling Borough would need to provide for about 19 hectares of industrial and warehousing land (compared to 10 ha in the Aligned Core Strategy) to meet its own needs and some needs arising from Nottingham City which cannot meet all of its own need. Gedling must also find approximately 10,000 sq. m of office space (in comparison to the 23,000 sq. m set out in the Aligned Core Strategy).
- 10.7 The Employment and Site Selection Background Paper (March 2015) explains how the reasonable alternative options for the employment site allocations were chosen.
- 10.8 **Map 4** shows the locations of the reasonable alternative options for employment.

Methodology

- 10.9 In December 2014, the SA group undertook the SA assessment of the reasonable options for the site allocations for housing. The workshop used site information and various maps to assess each site against the SA objectives. The SA Matrix was used as part of the SA assessment.
- 10.10 Since the SA workshop, additional sites have come forward for housing and the SA assessment was undertaken using the same approach used at the SA workshop.
- 10.11 As the employment requirements were unknown at the time of the SA workshop in December 2014, the SA assessment of the reasonable options for the site allocations for employment was undertaken in 2015 using the same approach used at the SA workshop.
- 10.12 The findings of the SA assessment were feed to the Site Selection process of developing the site allocations for housing and the employment work process of developing the site allocations for employment. The findings of the SA assessment and other pieces of evidence have been used to inform the site allocations for the Local Planning Document.
- 10.13 Further details on the proposed site allocations are in **Section 11**.

Sustainability schedules

- 10.14 A sustainability schedule has been created to give background information on each site and to assist in the SA assessment. The information has been broken into four sections. The first section sets out the factual information about the site and provides a site map. The second section details the environmental characteristics on the site including flood risk, agricultural land grade classification, Local Wildlife Site, etc. The third section covers the historic characteristics and details how many heritage assets are contained within the site. The fourth section provides the accessibility data by public transport, walking and cycling time to the nearest GP, hospital, school, leisure centre, community centre, employment zone and town centre.

Information used to inform the SA assessment

- 10.15 The information used to assess each site against the SA objectives are as follows:

SA objectives 2 and 5 – health facilities and community facilities

- 10.16 The SA assessment used the following data to be shown on the maps to assess the accessibility of the sites to community facilities:

- Post offices;
- Community centres;
- Village halls;
- Leisure centres;
- Libraries;
- Schools;
- Doctors; and
- Hospitals.

- 10.17 For each site, the SA assessment refers to 30 minutes travel time of public transport as it is considered that this would increase the accessibility to wider community facilities that are not within 30 minutes travel time of walking or cycling.

SA objective 3 – heritage assessment

- 10.18 The Council commissioned a heritage assessment by an independent consultant which was used to inform the SA assessment. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) considers the impact of the development of the reasonable alternative sites on Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and non-recorded historic buildings. The conclusion for each site was used to inform the SA assessment.

- 10.19 Paragraph 132 of the National Planning Policy Framework states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.

SA objective 7 – landscape

- 10.20 The Council commissioned a landscape and visual analysis report by independent consultants. The Landscape and Visual Analysis of Potential Development Sites (2014) considers the impact of the development on the reasonable alternative sites in terms of both landscape and its visual impact. 88 out of the 109 reasonable alternative sites have been assessed. The remainder of the reasonable alternative sites were not assessed due to the sites being within the built up areas. The sites were ranked from 1 to 88 with the number 1 site being the site which had the fewest landscape and visual constraints to housing development. In the landscape report, the ranking of the 88 sites is presented in Figure 1 with the use of the traffic light colouring of green for go, amber for caution and red for stop for immediate understanding of sensitivity zones between sites. The overall scoring and the conclusion for each site were used to inform SA Objective 7 (Landscape) of the SA assessment:

- Sites with overall rank score up to 59 are identified as “suitable development” in the landscape report and scored neutral (zero) in the SA assessment.
- Sites with overall rank score between 60 and 79 are identified as “develop with caution” in the landscape report and scored minor negative in the SA assessment.
- Sites with overall rank score of 80 and above are identified as “unsuitable for development” in the landscape report and scored major negative in the SA assessment.

- 10.21 In 2015, Gedling Borough Council commissioned further landscape work on the additional sites that have come forward since the SA workshop in December 2014. The Landscape and Visual Analysis of Potential Development Sites – Addendum (2015) was used to inform the SA assessment taking the same approach as above.

SA objective 8 – agricultural land classification grades

- 10.22 The agricultural land classifications are defined in the Ministry of Agriculture, Fisheries and Food's Agricultural Land Classification of England and Wales (1988)⁶. Natural England have maps that show agricultural land classification grades 1 to 5, however they do not distinguish between Grade 3a and 3b for the whole of the Borough.

SA objective 9 – flooding and surface water

- 10.23 The National Planning Practice Guidance refers to Flood Zone 1, 2, 3a and 3b. The Flood Zones are defined in the guidance⁷. The Environment Agency's Flood Maps show Flood Zones 2 and 3. However they do not distinguish between Flood Zones 3a and 3b (the functional floodplain) and instead they show land that is expected to flood up to a 1 in 100 year event (Flood Zone 3).
- 10.24 Nottinghamshire County Council as Lead Local Flood Authority has provided advice on flooding from surface water and smaller watercourses as part of the policy preparation on the flooding issue for the Local Planning Document. Their comments have been incorporated into the SA assessment.
- 10.25 The Environment Agency provides Flood Maps for Surface Water which have been used in the SA assessment. There are four categories used to describe the change of flooding for surface water which range from Very Low, Low, Medium to High. The four categories are defined in the Environment Agency's What is the updated Flood Map for Surface Water? (2013)⁸.

SA objective 10 – bus services

- 10.26 During the SA workshop, the bus routes were available to assess against the SA objective however the frequency of bus services (i.e. timetables) was not assessed. After the SA workshop, details of the bus services have been included in the SA assessment and amendments were made to the SA scores accordingly. Details of the bus services were taken from the information available from the online bus service websites and the bus timetables were dated in August and October 2015.
- 10.27 For the site schedule, the accessibility data i.e. travel time to key services by public transport, walking and cycling has been carried out by the county using the accessibility modelling software.

6

<http://webarchive.nationalarchives.gov.uk/20130402151656/http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones>

8

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297432/LIT_8988_0bf634.pdf

Problems/Difficulties in the SA Assessment

- 10.28 The data from Natural England was unable to distinguish between Grade 3a and 3b agricultural land to assess the sites against SA objective 8. In addition, the data from Environment Agency was unable to distinguish between Flood Zones 3a and 3b to assess the sites against SA objective 9.
- 10.29 It was difficult to assess the sites against three of the SA objectives, namely 4 (crime), 10 (waste) and 11 (energy and climate change) so a standard approach was used for the following reasons:
- SA objective 4 (crime) – all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation;
 - SA objective 10 (waste) – all sites will result in increased household and commercial waste; and
 - SA objective 11 (energy and climate change) – housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

SA Assessment of the Reasonable Alternative Options for Housing

- 10.30 The reasonable alternation options for site allocations have been divided into the hierarchy used in the Aligned Core Strategy:
- Urban area i.e. Arnold and Carlton;
 - Edge of Hucknall;
 - Key Settlements (Bestwood Village, Calverton and Ravenshead); and
 - Other Villages including Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.
- 10.31 This section looks at the findings of the SA assessment of the reasonable alternative options for each of the locality.

Urban Area

- 10.32 **Table 11** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the urban area i.e. Arnold and Carlton. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix C**.

Table 11: Reasonable alternative options for housing in the urban area (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Arnold | | | | | | | | | | | | | | | |
| 6/18 | ++ | + | 0 | 0 | ++ | 0 | 0 | - | -- | - | 0 | ++ | - | 0 | - |
| 6/24 | + | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | ++ | -- | 0 | -- |
| 6/25 | ++ | + | -- | 0 | ++ | 0 | 0 | - | -- | - | 0 | ++ | -- | -- | -- |
| 6/48 | ++ | + | 0 | 0 | + | - | 0 | -- | - | - | 0 | + | 0 | 0 | 0 |
| 6/49 | ++ | + | 0 | 0 | + | 0 | 0 | ++ | 0 | - | 0 | ++ | - | 0 | - |
| 6/50 | ++ | + | 0 | 0 | + | 0 | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/51 | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/455 | ++ | + | - | 0 | + | - | - | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/458 | ++ | -- | - | 0 | - | -- | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/462 | ++ | - | 0 | 0 | - | - | -- | -- | -- | - | 0 | - | 0 | 0 | 0 |
| 6/466 | ++ | -- | - | 0 | - | -- | - | -- | - | - | 0 | - | 0 | 0 | 0 |
| 6/477 | + | ++ | 0 | 0 | + | 0 | 0 | -- | 0 | - | 0 | ++ | 0 | 0 | - |
| 6/479 | ++ | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | ++ | 0 | 0 | - |
| 6/667 | ++ | ++ | -- | 0 | + | 0 | 0 | -- | -- | - | 0 | ++ | -- | -- | - |
| 6/668 | ++ | -- | 0 | 0 | ++ | -- | 0 | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/671 | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/768 | ++ | + | 0 | 0 | + | 0 | 0 | -- | - | - | 0 | ++ | -- | 0 | - |
| 6/778 | ++ | + | 0 | 0 | + | - | 0 | -- | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/871 ⁹ | ++ | -- | 0 | 0 | + | -- | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |

⁹ Site is known as Site K1 in the Landscape and Visual Analysis of Potential Development Sites (2014) and the Impact of Possible Development Sites on Heritage Assets (2015).

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/872 ¹⁰ | + | + | 0 | 0 | + | - | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/873 ¹¹ | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| A2 | ++ | + | 0 | 0 | + | - | - | -- | - | - | 0 | + | 0 | 0 | 0 |
| Carlton | | | | | | | | | | | | | | | |
| 6/12 | ++ | + | - | 0 | + | - | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/13 | + | + | 0 | 0 | + | - | 0 | - | - | - | 0 | ++ | 0 | 0 | 0 |
| 6/52 | ++ | + | 0 | 0 | + | 0 | -- | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/131 | ++ | + | - | 0 | + | -- | 0 | + | - | - | 0 | ++ | 0 | 0 | 0 |
| 6/260 | + | ++ | 0 | 0 | + | 0 | 0 | ++ | -- | - | 0 | ++ | - | -- | - |
| 6/457 | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/459 | ++ | - | 0 | 0 | | -- | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/542 | ++ | + | - | 0 | + | 0 | 0 | - | - | - | 0 | ++ | 0 | 0 | 0 |
| 6/658 | ++ | + | 0 | 0 | -- | -- | - | - | - | - | 0 | + | - | 0 | - |
| 6/767 | ++ | - | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| 6/860 | ++ | + | 0 | 0 | + | - | 0 | - | - | - | 0 | ++ | 0 | 0 | 0 |

Housing

10.33 All sites have a minor or major positive effect against the housing objective.

Health

10.34 Most of the sites in Arnold and Carlton have a minor or major positive effect against the health objective. Sites 6/462 and 6/459 score a minor negative because the sites do not fall within 400 m of existing bus stops and due to

¹⁰ Site K2 – see footnote 9.

¹¹ Site K3 – see footnote 9.

the distance to walk to existing bus stops it would take longer to travel to existing GP. Mitigation suggestion includes contributions to improve health access to health provision or provide new health provision on site. Site 6/767 in Carlton scores a minor negative because it is not within 400 m of existing GP and not within 30 minutes public transport time. Sites 6/458, 6/466, 6/668, 6/871 score a major negative due to the loss of existing recreational open space. Mitigation suggestions include the provision of green space on-site to provide recreational opportunities.

Heritage and Design

- 10.35 Sites 6/455, 6/458 and 6/466 in Arnold and sites 6/12, 6/131 and 6/542 in Carlton have a minor effect against the heritage and design objective. Site 6/25 and 6/667 in Arnold have a major negative effect because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in site area for development and lower densities.

Crime

- 10.36 All sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.37 Most sites have a minor or major positive effect against the social objective. Sites 6/458, 6/462 and 6/466 in Arnold and site 459 in Carlton score a minor negative because they do not fall within 400 m of existing bus stops and due to the distance to walk to existing bus stops it would take longer to travel to existing community facilities. Mitigation suggestions include contributions to improve access to community facility or provide new provision on site. Site 6/658 in Carlton scores a major negative because it would involve the loss of existing golf course and mitigation includes an equivalent alternative golf course provision provided within the locality.

Environment, Biodiversity and Green Infrastructure

- 10.38 Most of the sites have a minor or major negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of natural and semi-natural land, loss of existing hedgerows and trees, site adjacent to open space or Tree Preservations Orders and loss of existing sports ground/playing field (open space). Some mitigation suggestions include:
- Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.

- Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
- Adequate protection during construction and design of development to protect TPO trees and minimise any adverse effects.
- Further ecological appraisal required to assess the value of the natural and semi-natural site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.

Landscape

10.39 Some of the sites have a minor or major negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include landscape buffer to prevent urban sprawl and protect rural character, planting to ridge line to provide screening of the development area, restrict views and to maintain field pattern. Mitigation suggestions have also been recommended for sites scored zero in the SA assessment.

Natural Resources

10.40 Site 6/49 in Arnold and site 6/260 in Carlton have a major positive effect against the natural resources objective because they are brownfield sites. Site 6/131 in Carlton is a former colliery, and predominately brownfield site, so this scores a minor positive. Most of the sites have a minor or major negative effect for various reasons such as the loss of greenfield land, the loss of agricultural land grade 2 or 3 or the site is within or near the Air Quality Management Area in terms of generating additional vehicles from the site. Mitigation suggestions include:

- For sites on agricultural grade 3 – an agricultural land classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.
- For sites on agricultural grade 2 – design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
- For sites within or near the Air Quality Management Area, assessments are required in line with the Air Quality Emissions Guidance document.

Flooding

10.41 Sites 6/18, 6/25, 6/455 and 6/462 in Arnold score a major negative against the flooding objective because the sites have surface water flooding issues. Mitigation suggestions include adequate sustainable drainage systems required to control the rate of surface water runoff. Site 6/667 in Arnold and site 6/260 in Carlton have a major negative effect because they fall within Flood Zone 3. Application of the flood risk Sequential Test is required before mitigation is proposed to sites located within the floodplain (wholly or partially) to ensure that, wherever possible, new development is steered away from areas at risk of flooding (i.e. avoidance over mitigation). Other

sites score a minor negative due to surface water flooding issues or they fall within flood zone 2.

Waste

- 10.42 All sites have a minor negative effect against the waste objective because all sites would result in increased household waste.

Energy and Climate Change

- 10.43 All sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.44 Most sites have a minor or major positive effect against the transport objective. Sites 6/458, 6/462, 6/466 and 6/873 in Arnold and sites 6/12, 6/457 and 6/459 in Carlton have a minor negative effect because they do not fall within 400 m of existing bus stops. Mitigation suggestions include improved accessibility to the existing transport network.

Employment

- 10.45 Site 6/24, 6/25, 6/667 and 6/768 in Arnold have a major negative effect against the employment objection because they would involve the loss of large number of jobs. Sites 6/18 and 6/49 in Arnold and sites 6/620 and 6/658 in Carlton have a minor negative effect because they would involve loss of jobs.

Innovation

- 10.46 Sites 6/25 and 6/667 in Arnold and site 6/620 in Carlton have a major negative effect against the innovation objective employment because they would involve the loss of offices.

Economic Structure

- 10.47 Sites 6/24 and 6/25 in Arnold score a major negative effect against the economic structure objective because they are on protected employment land in the Replacement Local Plan. Sites 6/18, 6/49, 6/477, 6/479, 6/667 and 6/768 in Arnold and sites 6/260 and 6/658 in Carlton have a minor negative effect because they are on part of protected employment land (6/18, 6/477 and 6/667), part of the out of centre retail complex (6/768) or on land not identified for employment or retail use in the Replacement Local Plan.

Edge of Hucknall

10.48 **Table 12** summarises the appraisal results of the SA assessment of one reasonable alternative option considered for housing on the edge of Hucknall. The detailed SA assessment for the site is provided as **Appendix C**.

Table 12: Reasonable alternative option for housing on the edge of Hucknall (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/460 | ++ | + | 0 | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |

Housing

10.49 The site has a major positive effect against the housing objective.

Health

10.50 The site scores a minor positive effect against the health objective due to the fact that it is within 30 minutes public transport time of GPs and within 400 m of recreational open space.

Heritage and Design

10.51 The site scores a neutral as it is located a significant distance from heritage assets.

Crime

10.52 The site has a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

10.53 The site scores a minor positive as the site is on the edge of Hucknall and within 30 minutes public transport time of community facilities in Hucknall.

Environment, Biodiversity and Green Infrastructure

- 10.54 The site would involve the loss of existing trees so scores a minor negative. Mitigation is to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.

Landscape

- 10.55 The site scores a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include a landscape buffer to prevent urban sprawl and the enhancement of hedgerows to contain the development edge.

Natural Resources

- 10.56 The site scores a major negative effect against the natural resources objective because it would involve the loss of agricultural land grade 2. Mitigation includes the design of development to seek 'soft uses' for best and most versatile agricultural land to minimise irreversible loss.

Flooding

- 10.57 The score scores a minor negative as there're is a low risk of surface water flooding issue.

Waste

- 10.58 The site has a minor negative effect against the waste objective because it would result in increased household waste.

Energy and Climate Change

- 10.59 The site has a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.60 The site scores a minor positive effect against the transport objective. Although it is within 400 m of existing bus stops, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive.

Employment

- 10.61 The site scores a neutral as it would not involve in the loss of jobs.

Innovation

10.62 The site scores a neutral as it would not involve in the loss of opportunity for training or high knowledge sectors.

Economic Structure

10.63 The site scores a neutral as it would not involve in the loss of employment or retail land as identified on the Policies Map.

Bestwood Village

10.64 **Table 13** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Bestwood Village. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 13: Reasonable alternative options for housing in Bestwood Village (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/20 | ++ | + | 0 | 0 | + | - | 0 | ++ | - | - | 0 | + | - | 0 | - |
| 6/27 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/28 | ++ | + | - | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/484 | ++ | + | - | 0 | + | - | 0 | + | - | - | 0 | + | 0 | 0 | 0 |

Housing

10.65 All sites have a major positive effect against the housing objective.

Health

10.66 Although there is no GP within the village, all sites score a minor positive effect against the health objective due to the fact that they are within 30 minutes public transport time of GPs outside the village. Sites 6/20, 6/28 and 6/484 are within 400 m of Bestwood Country Park.

Heritage and Design

10.67 Site 484 has a minor negative effect and site 6/28 has a major negative effect against the heritage and design objective because they would have

an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site area for development and scoping for development to improve the area to make a positive contribution to the Conservation Area.

Crime

- 10.68 All sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.69 All sites have a minor positive effect against the social objective due to their close proximity to existing community facilities within the village.

Environment, Biodiversity and Green Infrastructure

- 10.70 Three sites (6/20, 6/27 and 6/28) have a minor negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of existing hedgerows and trees, site adjacent to Local Wildlife Site, Tree Preservation Orders or Bestwood Country Park. Site 6/484 has a major negative effect due to the Tree Preservation Orders within the site. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contributions could be used towards the management/enhancement of Local Wildlife Site.
 - Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - Adequate protection during construction and design of development to protect TPO trees and minimise any adverse effects.

Landscape

- 10.71 Site 6/28 scores a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include landscape buffer to maintain the setting of the mature landscape and to restrict urban creep within a rural setting.

Natural Resources

- 10.72 Site 6/20 is on brownfield land so scores a major positive. Site 6/484 is residential garden land so this scores a minor positive. Sites 6/27 and 6/28 score a minor negative effect due to the loss of agricultural land grade 3. Mitigation suggestions include an agricultural land classification survey

required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.73 Sites 6/20 and 6/28 score a major negative against the flooding objective due the surface water flooding issue. A very small part of site 6/484 has a surface water flooding issue thus a minor negative score.

Waste

- 10.74 All sites have a minor negative effect against the waste objective because all sites would result in increased household waste.

Energy and Climate Change

- 10.75 All sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.76 All sites have a minor positive effect against the transport objective. Although the sites are within 400 m of existing bus stops, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive. Site 6/20 is adjacent to a national cycle path.

Employment

- 10.77 Site 6/20 has a major negative effect against the employment objective because it would involve the loss of large number of jobs.

Innovation

- 10.78 Site 6/20 comprises mainly depot buildings with little office use on site so this scores a neutral.

Economic Structure

- 10.79 Site 6/20 has a major negative effect because it is a protected employment land as identified in the Replacement Local Plan.

Calverton

- 10.80 **Table 14** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Calverton. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 14: Reasonable alternative options for housing in Calverton (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/33 | ++ | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/35 | ++ | + | - | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/36 | ++ | + | -- | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/37 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/45 | ++ | + | - | 0 | + | -- | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/47 | ++ | + | 0 | 0 | + | - | -- | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/130 | ++ | ++ | -- | 0 | ++ | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/289 | ++ | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/540 | ++ | + | 0 | 0 | + | 0 | 0 | - | -- | - | 0 | + | 0 | 0 | 0 |
| 6/544 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/587 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/588 | ++ | + | 0 | 0 | + | 0 | 0 | + | 0 | - | 0 | + | - | 0 | - |
| 6/649 | ++ | ++ | -- | 0 | ++ | 0 | 0 | ++ | 0 | - | 0 | + | - | 0 | - |
| 6/661 | ++ | + | 0 | 0 | + | 0 | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/662 | ++ | + | 0 | 0 | + | 0 | 0 | ++ | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/664 | + | -- | 0 | 0 | + | -- | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/665 | ++ | + | 0 | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/686 | ++ | + | 0 | 0 | ++ | 0 | 0 | ++ | 0 | - | 0 | + | - | 0 | - |
| 6/770 | ++ | -- | - | 0 | ++ | -- | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/772 | ++ | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/774 | + | + | -- | 0 | + | 0 | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/775 | ++ | + | -- | 0 | + | 0 | - | + | 0 | - | 0 | + | - | 0 | - |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/780 | ++ | - | - | 0 | - | - | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| 6/834 | ++ | + | 0 | 0 | + | - | 0 | + | 0 | - | 0 | + | - | 0 | - |
| 6/921 | ++ | + | - | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |

Housing

10.81 All sites have a major positive effect against the housing objective, except sites 6/664 and 6/774 which have a minor positive effect due to their capacity being fewer than 10 homes.

Health

10.82 Most sites have a minor and a major positive effect against the health objective. Site 6/780 has a minor negative effect due to the site not being within 400 m of existing GP within the village. Sites 6/664 and 6/770 score a major negative effect due to the loss of existing recreational open space on both sites. Mitigation suggestions include the provision of green space on-site to provide recreational opportunities.

Heritage and Design

10.83 Sites 6/35, 6/45, 6/770 and 6/921 have a minor negative effect and sites 6/36, 6/130, 6/649, 6/774, 6/775 and 6/780 have a major negative effect against the heritage and design objective because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site area for development and lower densities. The report suggests no mitigation recommendations for sites 6/36, 6/649 and 6/921.

Crime

10.84 All sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.85 All sites have a minor positive effect against the social objective, except for site 6/780 which has a minor negative effect due to the site not being within 400 m of existing community facilities within the village.

Environment, Biodiversity and Green Infrastructure

- 10.86 Some sites have a minor negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of existing hedgerows and trees or site adjacent to open space. Four sites have a major negative effect due to the Tree Preservation Orders within the site (6/45 and 6/780) and the loss of existing open space (6/664, 6/770 and 6/780). Mitigation suggestions for sites that have a minor or major negative effect include:
- Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.

Landscape

- 10.87 Sites 6/35, 6/45, 6/661, 6/665, 6/774, 6/775, 7/780 and 7/921 have a minor negative effect and site 6/47 has a major negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include landscape buffers to maintain the setting of mature landscape and the restriction of urban creep within a rural setting. Mitigation suggestions have also been recommended for sites scored zero in the SA assessment.

Natural Resources

- 10.88 Sites 6/649, 6/662 and 6/686 have a major positive effect and sites 6/588, 6/775 and 6/834 have a minor positive effect against the natural resources objective. The remainder of the sites have a minor negative effect mainly due to the loss of agricultural land grade 3. Mitigation suggestions include an agricultural land classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.89 The boundary of sites 6/35, 6/47 and 6/665 are influenced by Environment Agency's Flood Zones 3. Mitigation suggestions include site boundaries to be amended to remove development in the floodplain, thereby avoiding

land at flood risk and negating the need for the Sequential Test to be applied. Site 6/770 scores a minor negative due to a low risk of surface water flooding and site 6/540 scores a major negative due to a considerable amount of surface water flooding.

Waste

- 10.90 All sites have a minor negative effect against the waste objective because all sites would result in increased household waste.

Energy and Climate Change

- 10.91 All sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.92 All sites have a minor positive effect against the transport objective, except for site 6/33, 6/544 and 6/780 which has a minor negative effect due to the sites not being within 400 m of existing bus stops. Although the sites are within 400 m of existing bus stops, it would take approximately 30 minutes to travel and it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

- 10.93 Sites 6/588, 6/649, 6/686, 6/775 and 6/834 have a minor negative effect because they would involve in the loss of jobs.

Innovation

- 10.94 All sites have a neutral effect against the innovation objective because there would be no loss of offices.

Economic Structure

- 10.95 Sites 6/588, 6/649, 6/686, 6/775 and 6/834 have a minor negative effect because they are not identified for employment or retail use in the Replacement Local Plan.

Ravenshead

- 10.96 **Table 15** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Ravenshead. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 15: Reasonable alternative options for housing in Ravenshead (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/39 | ++ | + | 0 | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/86 | ++ | + | 0 | 0 | + | - | 0 | ++ | 0 | - | 0 | + | - | 0 | - |
| 6/536 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/648 | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/659 | ++ | + | 0 | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/669 | + | + | 0 | 0 | - | - | 0 | + | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/670 | ++ | + | 0 | 0 | - | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/841 | + | + | 0 | 0 | - | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/843 | ++ | + | 0 | 0 | - | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/845 | ++ | + | 0 | 0 | - | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/919 | ++ | + | 0 | 0 | + | 0 | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/920 | ++ | + | 0 | 0 | + | 0 | - | - | - | - | 0 | + | 0 | 0 | 0 |

Housing

10.97 All sites have a major positive effect against the housing objective, except for sites 6/669 and 6/841 which they have a minor positive effect due to their housing capacity being fewer than 10 homes.

Health

10.98 All sites have a minor positive effect against the health objective. Although none of the sites are within 400 m of existing GP within the village, it is within 30 minutes walking and cycling time. Some of the sites are within 400 m of recreational open space.

Heritage and Design

10.99 All sites have a neutral effect against the heritage and design objective because the sites are located a significant distance from heritage assets.

Crime

- 10.100 All sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.101 Most of the sites have a minor positive effect against the social objective. The remainder of the sites (6/669, 6/670, 6/841, 6/843 and 6/845) have a minor negative effect because there is no bus service on Longdale Lane to take new residents to community facilities within the village. Mitigation suggestions include contributions to improve access to community facilities or provide new provision on site.

Environment, Biodiversity and Green Infrastructure

- 10.102 Sites 6/39, 6/86, 6/536 and 6/841 have a major negative effect against the environment, biodiversity and green infrastructure objective due to the Local Wildlife Site or/and Tree Preservation Orders within the site. Six of the remaining sites have a minor negative effect for various reasons such as the loss of existing trees, wooded area, proximity to a Local Wildlife Site or Tree Preservation Order. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on a Local Wildlife Site would need to be fully mitigated. Developer contribution could be used towards management/enhancement of a Local Wildlife Site.
 - Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - Further ecological appraisal required to assess the value of the natural and semi-natural site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.

Landscape

- 10.103 Sites 6/648, 6/919 and 6/920 have a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include the provision of a landscape buffer to maintain rural character and tree and shrub planting to the ridge line to screen any potential development. Mitigation suggestions have also been recommended for sites scored zero in the SA assessments.

Natural Resources

- 10.104 Site 6/86 is on brownfield land so scores a major positive. Sites 6/669 and 6/670 are residential garden land so they score a minor positive. The remainder of the sites have a minor negative effect due to the loss of agricultural land grade 3 or greenfield land. Mitigation suggestions include an agricultural land classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.105 None of the sites fall within Environment Agency's Flood Zones 2 and 3. Sites 6/39, 6/659, 6/670, 6/919 and 6/920 score a minor negative due to surface water flooding issue. Mitigation suggestions include the provision of adequate sustainable drainage systems required to control the rate of surface water runoff.

Waste

- 10.106 All sites have a minor negative effect against the waste objective because all sites would result in increased household waste.

Energy and Climate Change

- 10.107 All sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.108 All sites have a minor positive effect against the transport objective. New residents from sites 6/39, 6/669, 6/670, 6/841, 6/843, 6/919 and 6/920 would have to walk a distance to get a bus from existing bus stops on the A60 as there is no bus service on Longdale Lane. For the remainder of the sites that are within 400 m of existing bus stops, it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

- 10.109 Site 6/86 has a minor negative effect against the employment objective because they would involve in the loss of jobs.

Innovation

- 10.110 All sites have a neutral effect against the innovation objective because there would be no loss of offices. Site 6/86 is an existing public house so there would be no loss of office use.

Economic Structure

10.111 Site 6/86 scores a minor negative because the existing public house is on land not identified for employment or retail use in the Replacement Local Plan.

Other Villages

10.112 **Table 16** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the other villages. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix E**.

Table 16: Reasonable alternative options for housing in other villages (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Burton Joyce | | | | | | | | | | | | | | | |
| 6/29 | ++ | ++ | 0 | 0 | + | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/30 | ++ | + | 0 | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/31 | ++ | ++ | 0 | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/469 | ++ | + | 0 | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/537 | ++ | ++ | 0 | 0 | ++ | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/539 | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/923 | ++ | ++ | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| Lambley | | | | | | | | | | | | | | | |
| 6/538 | ++ | - | -- | 0 | + | 0 | -- | - | -- | - | 0 | + | 0 | 0 | 0 |
| 6/672 | ++ | - | -- | 0 | + | 0 | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/831 | ++ | - | -- | 0 | + | 0 | -- | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/838 | ++ | - | -- | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| 6/839 | ++ | - | -- | 0 | + | 0 | -- | - | -- | - | 0 | + | 0 | 0 | 0 |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/917 | ++ | - | -- | 0 | + | 0 | - | - | - | - | 0 | + | 0 | 0 | 0 |
| A1 | ++ | - | -- | 0 | + | 0 | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| Linby | | | | | | | | | | | | | | | |
| 6/535 | + | + | 0 | 0 | + | - | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| Newstead | | | | | | | | | | | | | | | |
| 6/132 | ++ | + | 0 | 0 | ++ | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/924 | ++ | - | 0 | 0 | + | - | 0 | - | -- | - | 0 | + | 0 | 0 | 0 |
| Papplewick | | | | | | | | | | | | | | | |
| A3 | ++ | + | -- | 0 | + | 0 | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| Stoke Bardolph | | | | | | | | | | | | | | | |
| 6/586 | ++ | - | -- | 0 | - | - | - | - | -- | - | 0 | + | 0 | 0 | 0 |
| Woodborough | | | | | | | | | | | | | | | |
| 6/42 | ++ | + | -- | 0 | + | -- | 0 | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/43 | ++ | + | - | 0 | + | 0 | - | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/44 | ++ | + | -- | 0 | + | -- | - | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/196 | ++ | + | - | 0 | + | -- | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/660 | ++ | + | - | 0 | + | - | 0 | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/762 | ++ | + | -- | 0 | ++ | - | 0 | -- | - | - | 0 | + | 0 | 0 | 0 |
| 6/763 | ++ | + | -- | 0 | + | -- | 0 | -- | - | - | 0 | + | 0 | 0 | 0 |
| 6/776 | ++ | + | -- | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/777 | ++ | + | -- | 0 | + | 0 | - | -- | -- | - | 0 | + | 0 | 0 | 0 |
| 6/826 | ++ | - | -- | 0 | + | -- | 0 | - | - | - | 0 | + | 0 | 0 | 0 |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/827 | ++ | + | - | 0 | ++ | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/828 | ++ | - | - | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/832 | + | + | - | 0 | ++ | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/833 | + | + | - | 0 | ++ | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/835 | ++ | + | - | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/836 | + | + | - | 0 | + | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/840 | + | + | - | 0 | + | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/874 | + | + | - | 0 | ++ | 0 | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| 6/875 | ++ | + | - | 0 | ++ | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| 6/876 | ++ | + | - | 0 | ++ | - | - | - | - | - | 0 | + | 0 | 0 | 0 |

Housing

10.113 Most sites in the villages have a major positive effect against the housing objective, except for site 6/535 in Linby and sites 6/832, 6/833, 6/836, 6/840 and 6/874 in Woodborough which they have a minor positive effect because each site would provide fewer than 10 homes.

Health

10.114 There is a mixture of sites having a minor positive effect and a major positive effect against the health objective. All sites in Lambley, site 6/924 in Newstead and site 6/828 in Woodborough have a minor negative due to the sites not being within 30 minutes public transport time to GP outside the village. Site 6/586 in Stoke Bardolph has a minor negative effect due to the site being remote from health facilities. Mitigation suggestions include contributions to improve access to health provision. Site 6/826 in Woodborough scores a major negative effect due to the loss of an existing open space within a Conservation Area.

Heritage and Design

- 10.115 All sites in Burton Joyce, Linby and Newstead have a neutral effect against the heritage and design objective because the sites are located a significant distance from heritage assets.
- 10.116 All sites in Lambley have a major negative effect against the heritage and design objective because they would have a major impact on the Lambley Conservation Area. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development for sites 6/538 and 6/839. The report does not provide mitigation recommendation for the remainder of the sites.
- 10.117 A site in Papplewick has a major negative effect against the heritage and design objective because the site would have a major impact on the Papplewick Conservation Area.
- 10.118 A site in Stoke Bardolph has a major negative effect against the heritage and design objective because the site would have a major impact on the local interest building and Listed Buildings within the village.
- 10.119 The majority of the sites in Woodborough have a major negative effect against the heritage and design objective. The remainder of the sites (sites 6/43, 6/196, 6/660 and 6/840) score a minor negative effect. The reasons primarily relate to the impact on the Woodborough Conservation Area Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development and vegetation planting for site 6/43 and limited development for site 6/196. The report does not provide mitigation recommendations for the remainder of the sites.

Crime

- 10.120 All sites in the villages have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.121 Most of the sites have a minor positive effect against the social objective. Site 6/132 in Newstead scores a major positive effect because the site is within 400 m of existing community facilities within the village. Site 6/586 in Stoke Bardolph has a minor negative effect due to the site being remote to community facilities, with exception to the village hall within the village. Mitigation suggestions includes contributions to improve access to other community facilities.

Environment, Biodiversity and Green Infrastructure

- 10.122 A number of the sites in the villages have a minor negative effect and a major negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of natural and semi-natural land, loss of existing hedgerows and trees, Local Wildlife Site or Tree Preservation Orders within or adjacent the site. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on Local Wildlife Sites would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site.
 - Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.
 - Further ecological appraisal required to assess the value of the natural and semi-natural site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.

Landscape

- 10.123 A number of the sites in the villages have a minor negative effect and a major negative effect against the landscape objective for various reasons. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include the provision of landscape buffers to prevent long range views and restrict urban creep within a rural setting, retain tree groups or tree planting to contain the site. Mitigation suggestions have also been recommended for sites scoring zero in the SA assessments.

Natural Resources

- 10.124 All sites in Burton Joyce (with the exception of site 6/29), Lambley, Papplewick and Stoke Bardolph as well as site 6/924 in Newstead have a minor negative effect against the natural resources objective due to the loss of agricultural land grade 3. It is not known whether a site in Newstead is on best and most versatile land i.e. grade 3a. Mitigation suggestions include an agricultural land classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.
- 10.125 Most sites in Woodborough have a major negative effect against the natural resources objective due to the loss of agricultural land grade 2. Mitigation suggestions include where Best Most Versatile (BMV) land is affected (i.e. grades 1, 2 and 3a), design of development should seek 'soft uses' for BMV land to minimise irreversible loss. The remainder of the sites in Woodborough score a minor positive for sites on residential garden land (6/196, 6/832, 6/833, 6/836, 6/840, 6/874) and a minor negative for sites on

natural and semi natural land (6/776, 6/875 and 6/876) and open space (6/826).

Flooding

- 10.126 Sites 6/29 and 6/30 in Burton Joyce have a minor negative effect because part of site 6/29 falls within Environment Agency's Flood Zone 2 and there is a surface water flooding issue for both sites. Site 6/469 scores a major negative because the site has a considerable amount of surface water flooding. In Lambley, there is surface water flooding issue for sites 6/672, 6/831, and 6.917 on the northern boundary of the sites, thus they score a minor negative. Sites 6/528 and 6/839 score a major negative due to the surface water flood flow route running across each site. A site in Linby scores a minor negative as there is low risk of surface water flooding. In Newstead, site 6/132 has a low risk of surface water flooding and site 6/924 has a considerable amount of surface water flooding, thus they score a minor negative and a major negative respectively. Mitigation suggestions include the provision of adequate sustainable drainage systems to control the rate of surface water runoff.
- 10.127 A site in Stoke Bardolph scores a major negative effect because it falls within flood zone 2.
- 10.128 All sites in Woodborough have a minor negative effect because the sites fall partly within Flood Zones 2 or 3, they have a surface water flooding issue and/or are impacted by potential access problems in times of flooding from the Woodborough Brook. Mitigation suggestions include the amendment of site boundaries to remove development from the floodplain and the provision of an alternative means of access that would not involve access through Main Street and away from the main flood risk area.

Waste

- 10.129 All sites in the villages have a minor negative effect against the waste objective because they would result in increased household waste.

Energy and Climate Change

- 10.130 All sites in the villages have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.131 All sites in the villages have a minor positive effect against the transport objective because they are within 400 m of existing bus stops. Although the sites are within 400 m of existing bus stops, it would take approximately 30 minutes to travel, there is less range of bus routes and it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

10.132 All sites in the villages have a neutral effect against the employment objective because they would not involve in the loss of jobs.

Innovation

10.133 All sites in the villages have a neutral effect against the innovation objective because they would not involve in the loss of high knowledge sectors i.e. offices.

Economic Structure

10.134 All sites in the villages have a neutral effect against the economic structure objective because they would not involve in the loss of protected employment land or retail use as identified in the Replacement Local Plan.

SA Assessment of the Reasonable Alternative Options for Employment

10.135 This section looks at the findings of the SA assessment of the reasonable alternative options for employment.

10.136 **Table 17** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for employment in the Borough. The sustainability schedule and detailed SA assessment for each site is provided as **Appendix F**.

Table 17: Reasonable alternative options for employment (see key on page 6)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 6/21 | 0 | + | - | 0 | - | ! | 0 | + | - | - | 0 | + | ++ | ++ | ++ |
| 6/35 & 6/37 | 0 | + | - | 0 | + | - | - | - | - | - | 0 | + | ++ | ++ | ++ |
| 6/47 | 0 | + | 0 | 0 | + | - | ! | - | - | - | 0 | + | ++ | ++ | ++ |
| 6/858 | 0 | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | + | ++ | ++ | ++ |

Housing

10.137 All sites would not provide any new homes so they score neutral against the housing objective.

Health

10.138 All sites are within 30 minutes public transport time of existing GPs and within 400 m of recreational open space. Thus they score a minor positive against the health objective.

Heritage and Design

10.139 Sites 6/21 and 6/35 & 6/37 score a minor negative effect because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development and lower densities.

Crime

10.140 All sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

10.141 Most sites have a minor positive effect against the social objective because they are within 400 m of existing community facilities or within 30 minutes public transport time of community facilities. Site 6/21 in Carlton scores a minor negative because it does not fall within 400 m of existing bus stops and due to the distance to walk to existing bus stops it would take longer to travel to existing community facilities.

Environment, Biodiversity and Green Infrastructure

10.142 Site 6/21 has a major negative effect against the environment, biodiversity and green infrastructure objective because a Local Wildlife Site falls within the site. Sites 6/35 & 6/37 and 6/47 are adjacent to open space thus they score a minor negative.

Landscape

10.143 Sites 6/35 & 6/37 score a minor negative and site 6/47 scores a major negative against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include the provision of a landscape buffer to sloping ground to retain rural landscape and prevent urban sprawl, planting to ridge line to provide screening of the development area, strengthening of hedgerows and enhanced boundary planting.

Natural Resources

- 10.144 Site 6/21 scores a minor positive effect against the natural resources objective because it is former colliery and predominately brownfield site. The remainder of the sites have a minor negative effect due to the loss of agricultural land grade 3. Mitigation suggestions include an agricultural land classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.145 Site 6/21 scores a minor negative effect because there is surface water flooding issue. The northern boundary of sites 6/35 & 6/37 and 6/47 are influenced by Flood Zone 3. Site 6/47 has a surface water flooding issue. Thus they all score a minor negative against the flooding objective.

Waste

- 10.146 All sites have a minor negative effect against the waste objective because all sites would result in increased commercial waste.

Energy and Climate Change

- 10.147 All sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.148 Most sites have a minor positive effect against the transport objective.

Employment

- 10.149 All sites have a major positive effect against the employment objective because they would provide new buildings for employment uses and create new jobs.

Innovation

- 10.150 All sites have a major positive effect against the innovation objective employment because they would provide opportuning for training and high knowledge sectors i.e. office uses.

Economic Structure

- 10.151 All sites have a major positive effect against the economic structure objective because they would provide new employment land.

Selecting the Site Allocations

Housing sites

10.152 The Site Selection report explains how the allocated housing sites have been chosen from the 114 reasonable alternative sites. **Table 18** lists out the reasonable alternative sites and identifies those which have been allocated for housing.

Table 18: Reasonable alternative options to site allocations for housing

| Ref | Site Name ¹² | Locality | Conclusion | LPD Ref |
|-------|-------------------------------------|----------|--|---------|
| 6/18 | Rolleston Drive (NCC Offices) | Arnold | Allocate | H1 |
| 6/24 | Sherbrook Road/Prior Road | Arnold | Not to allocate | |
| 6/25 | Brookfield Road/Rolleston Drive | Arnold | Not to allocate – see 6/18 | |
| 6/48 | Lodge Farm Lane | Arnold | Allocate part of site | H5 |
| 6/49 | Brookfields Garden Centre | Arnold | Allocate | H2 |
| 6/50 | Killisick Lane | Arnold | Allocate – combine with 6/871, 6/872 and 6/873 | H8 |
| 6/51 | Howbeck Road (Land East) | Arnold | Allocate – combine with 6/671 | H7 |
| 6/455 | New Farm (Site B) | Arnold | Not to allocate | |
| 6/458 | New Farm (Site D) | Arnold | Not to allocate | |
| 6/462 | New Farm (Site E) | Arnold | Not to allocate | |
| 6/466 | New Farm (SUE) | Arnold | Not to allocate | |
| 6/477 | Daybrook Laundry | Arnold | Not to allocate | |
| 6/479 | Metallifactory Ltd | Arnold | Not to allocate | |
| 6/667 | Sir John Robinson House | Arnold | Not to allocate | |
| 6/668 | Land Off Mapperley Plains | Arnold | Not to allocate | |
| 6/671 | Extension of Howbeck Road | Arnold | Allocate – combine with 6/51 | H7 |
| 6/768 | B and Q Unit Mansfield Road | Arnold | Not to allocate | |
| 6/778 | Land to the west of the A60 Redhill | Arnold | Not to allocate | |
| 6/871 | Killisick Lane (GBC Site 1) | Arnold | Allocate part of site – combine with 6/50, 6/872 and 6/873 | H8 |
| 6/872 | Killisick Lane (GBC Site 2) | Arnold | Allocate – combine with 6/50, 6871 and | H8 |

¹² The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

| Ref | Site Name ¹² | Locality | Conclusion | LPD Ref |
|-------|---|------------------|--|---------|
| | | | 6/873 | |
| 6/873 | Killisick Lane (GBC Site 3) | Arnold | Allocate part of site – combine with 6/50, 6/871 and 6/872 | H8 |
| A2 | Lodge Farm Lane Phase 2 | Arnold | Not to allocate | |
| 6/12 | Lambley Lane (Adj Glebe Farm) | Carlton | Not to allocate | |
| 6/13 | Lambley Lane/Spring Lane | Carlton | Not to allocate | |
| 6/52 | Spring Lane | Carlton | Allocate (boundary changed) | H6 |
| 6/131 | Gedling Colliery/Chase Farm | Carlton | Allocate | H9 |
| 6/260 | Sol Construction Ltd | Carlton | Not to allocate | |
| 6/457 | Lambley Lane (Adj Glebe Farm View) | Carlton | Not to allocate | |
| 6/459 | Lambley Lane (Willow Farm) | Carlton | Allocate part of site | H3 |
| 6/542 | Linden Grove | Carlton | Allocate | H4 |
| 6/658 | Mapperley Golf Course | Carlton | Not to allocate | |
| 6/767 | Spring Lane (156) | Carlton | Not to allocate | |
| 6/860 | Trent Valley Road A612 (Land Adj Railway) | Carlton | Not to allocate | |
| 6/460 | Hayden Lane | Hucknall | Allocate part of site | H10 |
| 6/20 | Bestwood Business Park | Bestwood Village | Allocate | H13 |
| 6/27 | Westhouse Farm | Bestwood Village | Allocate part of site | H12 |
| 6/28 | Broad Valley Farm | Bestwood Village | Not to allocate | |
| 6/484 | The Sycamores | Bestwood Village | Allocate | H11 |
| 6/33 | Hollinwood Lane/Long West Croft | Calverton | Not to allocate | |
| 6/35 | Mansfield Lane (Flatts Hill) | Calverton | Not to allocate | |
| 6/36 | Lampwood Close | Calverton | Not to allocate | |
| 6/37 | Long Acre Lodge | Calverton | Not to allocate | |
| 6/45 | Georges Lane/Gorse Close | Calverton | Not to allocate | |
| 6/47 | Park Road/Hollinwood Lane | Calverton | Allocate part of site – combine with 6/662 | H16 |
| 6/130 | Dark Lane | Calverton | Allocate | H14 |
| 6/289 | Bottom Farm | Calverton | Not to allocate | |
| 6/540 | Land to the South of Crookdole Lane | Calverton | Not to allocate | |
| 6/544 | Main Street/Hollinwood Lane | Calverton | Allocate | H15 |

| Ref | Site Name ¹² | Locality | Conclusion | LPD Ref |
|-------|--|--------------|-----------------------------------|------------------|
| | (Land Adj To) | | | |
| 6/587 | Mansfield Lane (Whitehaven Farm) | Calverton | Not to allocate | |
| 6/588 | Mansfield Lane (250) | Calverton | Not to allocate | |
| 6/649 | Woods Lane | Calverton | Not to allocate | |
| 6/661 | Land at Broom Farm | Calverton | Not to allocate | |
| 6/662 | Hollinwood Lane/North Green | Calverton | Allocate – combine with 6/47 | H16 |
| 6/664 | Calverton Miners Welfare, land adj Hollinwood Lane | Calverton | Not to allocate | |
| 6/665 | Warren Place | Calverton | Not to allocate | |
| 6/686 | The Cherry Tree | Calverton | Not to allocate | |
| 6/770 | Land at Collyer Road | Calverton | Not to allocate | |
| 6/772 | Broom Farm, Mansfield Lane | Calverton | Not to allocate | |
| 6/774 | Borrowside Farm Bonnerhill (Site A) | Calverton | Not to allocate | |
| 6/775 | Borrowside Farm Bonnerhill (Site B) | Calverton | Not to allocate | |
| 6/780 | Ramsdale Park Golf Course | Calverton | Not to allocate | |
| 6/834 | Woodview Farm | Calverton | Not to allocate | |
| 6/921 | Shire Farm, Calverton | Calverton | Not to allocate | |
| 6/39 | Longdale Lane/Kighill Lane | Ravenshead | Allocate – split into three sites | H17, H18 and H19 |
| 6/86 | Larch Farm Public House | Ravenshead | Not to allocate | |
| 6/536 | Nottingham Road (183) | Ravenshead | Not to allocate | |
| 6/648 | Land at Beech Avenue/Fishpool | Ravenshead | Not to allocate | |
| 6/659 | Main Road (9 & 11, Land Adj To) | Ravenshead | Not to allocate | |
| 6/669 | Kighill Lane (18) | Ravenshead | Not to allocate | |
| 6/670 | Kighill Lane (15a & 19)/Longdale Lane (170 & 172) | Ravenshead | Not to allocate | |
| 6/841 | Land at Kighill Lane | Ravenshead | Not to allocate | |
| 6/843 | 26 Kighill Lane Site 2 (land rear of) | Ravenshead | Not to allocate | |
| 6/845 | 28 Kighill Lane Site 1 | Ravenshead | Not to allocate | |
| 6/919 | Silverland Farm (Ricket Lane, Site A) | Ravenshead | Not to allocate | |
| 6/920 | Silverland Farm (Ricket Lane, Site B) | Ravenshead | Not to allocate | |
| 6/29 | Lambley Lane (23) | Burton Joyce | Not to allocate | |
| 6/30 | Woodside Road (Land Off) | Burton Joyce | Not to allocate | |
| 6/31 | Hillside Farm | Burton Joyce | Not to allocate | |
| 6/469 | Millfield Close (Safeguarded | Burton Joyce | Allocate | H20 |

| Ref | Site Name ¹² | Locality | Conclusion | LPD Ref |
|-------|---|----------------|-------------------------------|---------|
| | Land) | | | |
| 6/537 | Land to the North of Orchard Close | Burton Joyce | Allocate | H21 |
| 6/539 | Glebe Farm (Burton Joyce) | Burton Joyce | Allocate part of site | |
| 6/923 | Orchard Close/Hillside Drive (land to the north of) | Burton Joyce | Not to allocate | |
| 6/538 | Land Off Spring Lane | Lambley | Not to allocate | |
| 6/672 | Land adj Steeles Way/Orchard Rise | Lambley | Not to allocate | |
| 6/831 | Catfoot Lane | Lambley | Not to allocate | |
| 6/838 | Stables - Site A | Lambley | Not to allocate | |
| 6/839 | Spring Lane (Land Off) - Site B | Lambley | Not to allocate | |
| 6/917 | Catfoot Lane (land adj Orchard Rise/Steels Way) | Lambley | Not to allocate | |
| A1 | Hill Close Farm, Lambley | Lambley | Allocate | |
| 6/535 | Greenacres | Linby | Not to allocate | |
| 6/132 | Newstead Sports Ground | Newstead | Allocate | H22 |
| 6/924 | Land South of Newstead | Newstead | Not to allocate | |
| A3 | North of Altham Lodge | Papplewick | Not to allocate | |
| 6/586 | Stoke Bardolph Farm and Land | Stoke Bardolph | Not to allocate | |
| 6/874 | Long Meadow Farm (Site A) | Woodborough | Not to allocate | |
| 6/875 | Long Meadow Farm (Site B) | Woodborough | Not to allocate | |
| 6/876 | Long Meadow Farm (Site C) | Woodborough | Not to allocate | |
| 6/196 | Ash Grove | Woodborough | Allocate | H23 |
| 6/42 | Lowdham Lane | Woodborough | Not to allocate | |
| 6/43 | Old Manor Farm (Land adj to) | Woodborough | Not to allocate | |
| 6/44 | Bank Hill | Woodborough | Not to allocate | |
| 6/660 | Land South of Smalls Croft | Woodborough | Not to allocate | |
| 6/762 | Land at Grimesmoor Farm Shelt Hill (Phase 1) | Woodborough | Not to allocate | |
| 6/763 | Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4) | Woodborough | Not to allocate | |
| 6/776 | Land at Broad Close/Private Road | Woodborough | Allocate – combine with 6/840 | H24 |
| 6/777 | Land on Shelt Hill adj 67 | Woodborough | Not to allocate | |
| 6/826 | Main Street/ Taylors Croft (land) | Woodborough | Not to allocate | |
| 6/827 | Lingwood Lane (land adj Rose Marie cottage) | Woodborough | Not to allocate | |
| 6/828 | Park Avenue (land south of) | Woodborough | Not to allocate | |
| 6/832 | 109 Main Street | Woodborough | Not to allocate | |
| 6/833 | 111 Main Street | Woodborough | Not to allocate | |
| 6/835 | 40 Shelt Hill | Woodborough | Not to allocate | |
| 6/836 | Main Street (119) | Woodborough | Not to allocate | |

| Ref | Site Name ¹² | Locality | Conclusion | LPD Ref |
|-------|-------------------------|-------------|-------------------------------|---------|
| 6/840 | Plemont | Woodborough | Allocate – combine with 6/776 | |

Employment sites

10.153 The Employment and Site Selection Background Paper explains how the employment allocated sites have been chosen from the 4 reasonable alternative sites. **Table 18** lists out the reasonable alternative sites and identifies those which have been allocated for employment.

Table 19: Reasonable alternative options to site allocations for employment

| Ref | Site Name ¹³ | Locality | Conclusion | LPD ref |
|-------------|--|-----------|-----------------------------|---------|
| 6/21 | Arnold Lane (Gedling Colliery) | Carlton | Allocate (boundary changed) | E1 |
| 6/35 / 6/37 | Long Acre Lodge/Mansfield Lane (Flatts Hill) | Calverton | Not to allocate | |
| 6/47 | Park Road/Hollinwood Lane | Calverton | Not to allocate | |
| 6/858 | Hoyle Road Calverton Business Park (Land) | Calverton | Allocate | E2 |

¹³ The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

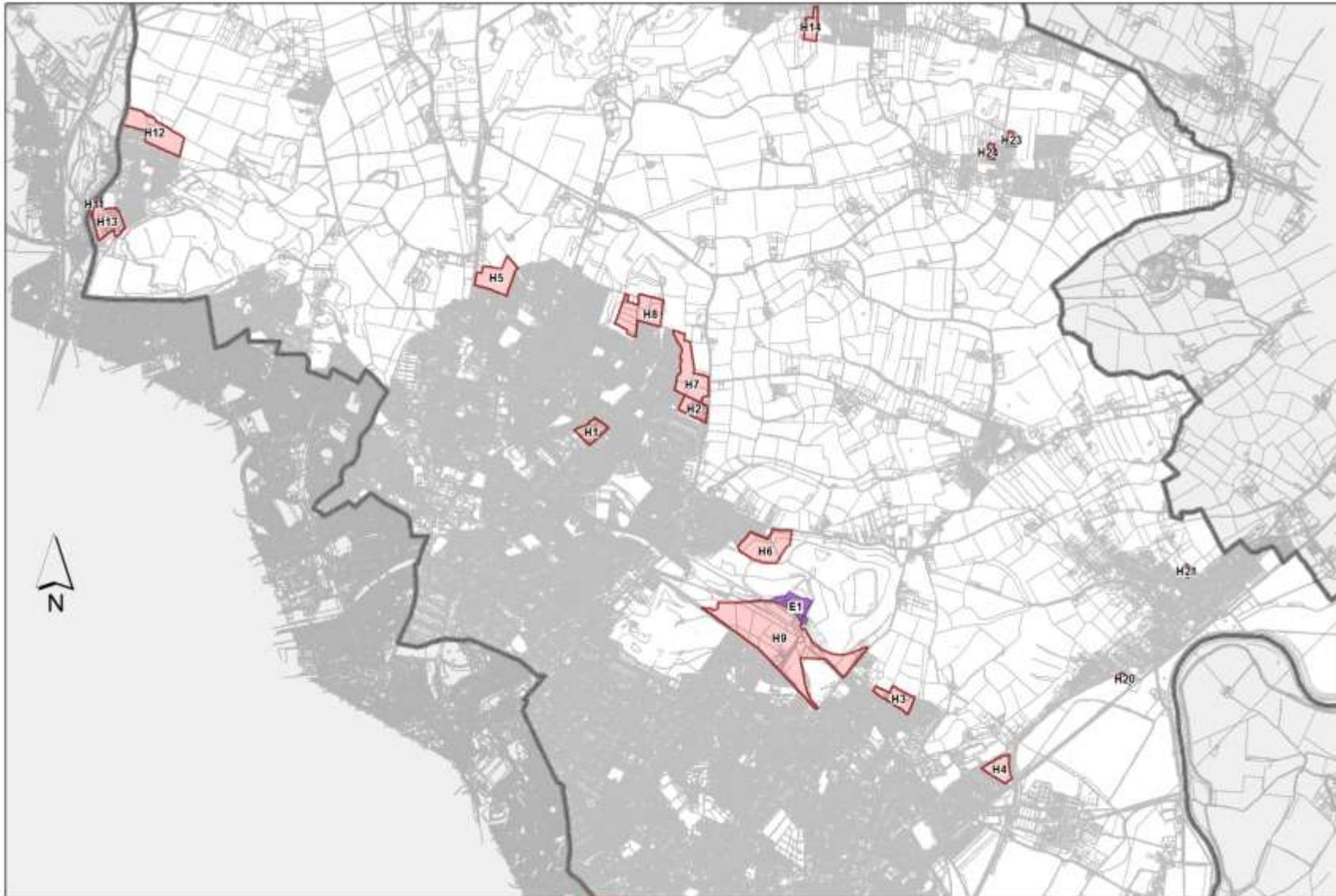
Section 11: Appraising the Site Allocations (Stages B3-B5)

- 11.1 This section looks at the findings of the SA assessment of the proposed sites to be allocated for housing and employment in the Local Planning Document.
- 11.2 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 11.3 The Site Selection report explains how the allocated housing sites have been chosen from the 114 reasonable alternative sites. **Table 18** in **Section 10** lists out the reasonable alternative sites and identifies those which have been allocated for housing. The Employment and Site Selection Background Paper explains how the employment allocated sites have been chosen from the 4 reasonable alternative sites. **Table 19** in **Section 10** lists out the reasonable alternative sites and identifies those which have been allocated for employment.
- 11.4 Part B of the Local Planning Document contains 9 policies that relate to the site allocations and they are arranged into the following sections:
- Policy LPD62 – Comprehensive Development
 - Policy LPD63 – Housing Distribution
 - Policy LPD64 – Urban Area
 - Policy LPD65 – Bestwood Village
 - Policy LPD66 – Calverton
 - Policy LPD67 – Ravenshead
 - Policy LPD68 – Burton Joyce
 - Policy LPD69 – Newstead
 - Policy LPD70 – Woodborough
- 11.5 Policy LPD63 sets out the housing distribution across the Borough. Policies 64 to 70 relate to specific site allocations for housing. Policies LPD64 and LPD66 relates to the employment allocations in Carlton and Calverton respectively.
- 11.6 **Maps 5** and **6** shows the locations of the site allocations for housing and employment.

Map 5: Site Allocations for Housing and Employment (North)



Map 6: Site Allocations for Housing and Employment (South)



Methodology

11.7 In December 2015, the SA group undertook the SA assessment of the site allocations against on the SA Matrix and recommendations were provided. The recommendations of the SA assessment were fed to the Local Planning Document process which helps to finalise the site allocations for the Local Planning Document.

Information used to inform the SA Assessment

11.8 The same information used for the SA assessment of the reasonable alternative sites has been used for the SA assessment of the proposed site allocations, with the exception of new data released since December 2014, for instance the Environment Agency’s Flood Zones and Local Wildlife Sites.

11.9 Additional information was also used in the SA assessment. Some of the information collected as part of the Infrastructure Delivery Plan process for the Local Planning Document was also feed into the SA assessment. For instance, information from the Nottingham North & East Clinical Commissioning Group to confirm the capacity of existing GPs to cater for the new patients from the sites was used to assess the sites against SA objective 2 on health. Advice from the Environment Agency and Local Lead Flood Authority with regards to the flooding and water management issues for the sites was used to inform SA objective 9 on flooding. Additional details have been provided on the bus and train services for SA objective 12 on transport.

SA Assessment of the Site Allocations

11.10 **Table 20** summarises the appraisal results of the SA assessment of the site allocations for housing and employment. For clarification, Policies LPD63 to LPD67 have not been appraised because the site allocations have been appraised. Note the site allocation names have been abbreviated in the left column of the table. The letter H represents housing site and the letter E represents employment site.

11.11 The detailed SA assessment is provided as **Appendix H**.

Table 20: SA assessment of the Development Management policies (see key on page 6)

| | | | | | | | | | | | | | | | |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Urban Area | | | | | | | | | | | | | | | |
| H1. Rolleston Drive | ++ | + | 0 | 0 | ++ | 0 | 0 | - | -- | - | 0 | ++ | - | 0 | - |
| H2. Brookfields | ++ | + | 0 | 0 | + | 0 | 0 | + | 0 | - | 0 | ++ | - | 0 | - |
| H3. Willow Farm | ++ | - | 0 | 0 | - | - | - | - | 0 | - | 0 | - | 0 | 0 | 0 |
| H4. Linden Grove | ++ | + | - | 0 | + | 0 | 0 | - | - | - | 0 | ++ | 0 | 0 | 0 |
| H5. Lodge Farm Lane | ++ | + | 0 | 0 | + | - | 0 | -- | - | - | 0 | + | 0 | 0 | 0 |
| H6. Spring Lane | ++ | + | 0 | 0 | + | -- | -- | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| H7. Howbeck Road | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| H8. Killisick Lane | ++ | + | 0 | 0 | + | -- | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| H9. Gedling Colliery | ++ | + | - | 0 | + | -- | 0 | - | - | - | 0 | ++ | 0 | 0 | 0 |
| E1. Gedling Colliery | 0 | + | - | 0 | + | - | 0 | - | - | - | 0 | ++ | ++ | ++ | ++ |
| Edge of Hucknall | | | | | | | | | | | | | | | |
| Hayden Lane | ++ | + | 0 | 0 | + | 0 | - | -- | - | - | 0 | + | 0 | 0 | 0 |
| Key Settlements | | | | | | | | | | | | | | | |
| H11. The Sycamores | ++ | + | - | 0 | + | -- | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| H12. Westhouse Farm | ++ | + | 0 | 0 | + | - | 0 | 0 | 0 | - | 0 | + | 0 | 0 | 0 |
| H13. B. Business Park | ++ | + | - | 0 | + | - | 0 | ++ | -- | - | 0 | + | -- | 0 | -- |
| H14. Dark Lane | ++ | ++ | -- | 0 | ++ | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H15. Main Street | ++ | - | 0 | 0 | - | - | 0 | - | 0 | - | 0 | - | 0 | 0 | 0 |
| H16. Park Road | ++ | + | 0 | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|-----------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| E2. Hillcrest Park | 0 | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | + | ++ | ++ | ++ |
| H17. Longdale Lane A | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H18. Longdale Lane B | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H19. Longdale Lane C | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| Other Villages | | | | | | | | | | | | | | | |
| H20. Millfield Close | ++ | + | 0 | 0 | + | - | 0 | - | -- | - | 0 | + | 0 | 0 | 0 |
| H21. Orchard Close | ++ | ++ | 0 | 0 | ++ | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H22. Station Road | ++ | + | 0 | 0 | ++ | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |
| H23. Ash Grove | ++ | + | - | 0 | + | -- | 0 | + | - | - | 0 | + | 0 | 0 | 0 |
| H24. Broad Close | ++ | + | -- | 0 | + | - | 0 | - | - | - | 0 | + | 0 | 0 | 0 |

SA Objective 1: Housing

11.12 Overall, there is a positive effect in relation to the cumulative impact on housing in the urban area, key settlements and other villages. It is considered the effect of new houses provided on the housing allocations would be long term and permanent.

11.13 The range and affordability of homes for most sites is not certain. Recommendations were made in light of the SA assessment and they were as follows:

- Ensure a range and affordability of homes on the housing sites.

SA Objective 2: Health

11.14 Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs. It is noted that the site H3

in Carlton and the majority of site H15 in Calverton are not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to a GP.

11.15 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for site H3 and H15.

SA Objective 3: Heritage and Design

11.16 For most sites there is a neutral effect in relation to the cumulative impact on heritage and design. However there is a negative effect on heritage assets and local interest buildings for the remainder of the sites in the urban area (H4, H9 and E1), Bestwood Village (H11 and H13), Calverton (H14) and Woodborough (H23 and H24). It is noted some of the sites (i.e. H11, H13, H14 and H24) already have planning permission and heritage issues have been addressed in the planning application process, with exception to site H24 in Woodborough (which was granted permission in 2002).

11.17 Recommendations were provided in light of the SA assessment and they were as follows:

- Note that site H1 in Arnold is within close proximity to a Listed Building;
- Recording of heritage asset for the local interest building Glebe Farm in Carlton;
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets;
- Include a wider area for site H11 in Bestwood Village to pick up derelict building excluded; and
- Extend site H22 to include adjacent public house in Newstead as to enable development for re-use as residential or other use.

SA Objective 4: Crime

11.18 It is considered that the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

SA Objective 5: Social

11.19 Overall, there is a positive effect in relation to the cumulative impact on social. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the locality and also within 30 minutes of public transport time of other community facilities elsewhere. It is noted that site H3 in Carlton and the majority of site H15 in Calverton is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to community facilities.

11.20 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for sites H3 and H15.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

11.21 Overall, most sites have a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure. The impact varies for different reasons and the effect varies from short term and temporary to long term and permanent.

11.22 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 in Arnold, Burton Joyce and Woodborough;
- Ensure reference is made to mitigation for Local Wildlife Site for the Gedling Colliery/Chase Farm sites in Carlton; and
- Acknowledge the habitat “Lowland Heathland” on site H18 in Ravenshead.

SA Objective 7: Landscape

11.23 Overall, some sites have a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term.

11.24 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation recommendations from the landscape study are implemented.

SA Objective 8: Natural Resources

11.25 Overall, most sites have a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles from some sites, in particular in the urban area, could worsen the air quality issue. Some sites are on agricultural land grades 2 and 3. There are four sites that have a positive effect due to the fact that sites H2 in Arnold and H13 in Bestwood Village are on brownfield land and sites H11 in Bestwood Village and H23 in Woodborough are on residential land (which is non-agricultural land).

11.26 Recommendations were provided in light of the SA assessment and they were as follows:

- Safeguard the long term capability of best and most versatile agricultural land (grade 2);
- Information required on whether the agricultural grade 3 sites are best and most versatile (BMV) land i.e. grade 3a; and
- Ensure that mitigation is in place to address air quality issues for some sites in the urban area (H1, H2 and H5 in Arnold).

SA Objective 9: Flooding

11.27 Overall, most sites have a negative effect in relation to the cumulative impact on flooding. These sites require site specific flood risk assessments. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term. It is noted the sites in Woodborough would be impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.

11.28 Recommendations were provided in light of the SA assessment and they were as follows:

- Need to acknowledge site specific flood risk assessments are required;
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites;
- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 in Bestwood Village;
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 in Calverton;
- Need to acknowledge a holistic approach to sustainable surface water management required in Ravenshead;
- A sequential test is required for site H20 in Burton Joyce; and
- For the sites in Woodborough, an alternative means of access need to be guaranteed that does not involve access through Main Street, surface water disposal needs to be considered and holistic approach to surface water management is required.

SA Objective 10: Waste

11.29 Overall, there is a negative effect in relation to the cumulative impact on waste as the sites would result in increased household and commercial waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste on an ongoing basis.

SA Objective 11: Energy and Climate Change

11.30 It is considered that the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.

SA Objective 12: Transport

11.31 Overall, there is a positive effect in relation to the cumulative impact on transport. All sites are within 400 m of existing bus stops with exception to H3 in Carlton and H15 in Calverton. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities. The Gedling Colliery/Chase Farm sites are within 800 m of existing bus stops. As the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it is assumed that the sites would be within 400 m of public transport networks and facilities.

11.32 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for sites H3 and H15.

SA Objective 13: Employment

11.33 Two employment sites have been allocated in Carlton and Calverton which would provide new buildings for employment uses and create new jobs. It is considered that there is a major positive effect of these sites in relation to the impact on job opportunities and the effect of new jobs created would be long term and permanent.

11.34 It is noted that sites H1 and H2 in Arnold would involve the loss of a number of jobs and site H13 in Bestwood Village would involve the loss of a larger number of jobs. As part of the planning application process for site H13, the planning report has considered the loss of employment land which would result in the loss of jobs. The report states that the applicant's evidence suggests that the Bestwood Business Park does not support many jobs (about 60) which is collaborated by the views of local people as reported through the URS master planning work. The report concludes that the Bestwood Business Park is not an important source of local jobs. It is considered the effect of job losses as the result of the development of new housing on sites H1, H2 and H13 would be short term and temporary because there would be other job opportunities elsewhere.

11.35 Recommendations were provided in light of the SA assessment and they were as follows:

- Work with existing businesses to retain them within the Borough.
- Ensure sufficient employment land supply in the Borough.

SA Objective 14: Innovation

11.36 Two employment sites have been allocated in Carlton and Calverton for specific employment uses including office uses and this could provide opportunities for training. It is considered there is a major positive effect of

these sites in relation to the impact on innovation and the effect of new offices provided would be long term and permanent.

- 11.37 The loss of existing employment uses i.e. sites H1, H2 and H13 would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution, Site H2 is an existing garden centre business and H15 is mainly depot buildings with little office use.

SA Objective 15: Economic Structure

- 11.38 Two sites have been allocated in Carlton and Calverton for new employment land for B1 to B8 uses. It is considered there is a major positive effect of these sites in relation to the impact on economic structure and the effect of new employment land provided would be long term and permanent.
- 11.39 For the loss of employment and retail uses on sites H1 and H2 in Arnold and site H13 in Bestwood Village. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. Site H13 would involve the loss of an existing employment site. The loss of employment land was considered as part of the planning application process for site H13. The planning report concludes that the Bestwood Business Park is under occupied despite the active marketing of the site (which has not been successful) and in terms of future needs for employment land in the Borough there is sufficient employment land supply to meet the requirements in Policy 4 of the Aligned Core Strategy. Although there would be long term and permanent loss of employment land for sites, it is considered that there is sufficient employment land supply elsewhere in the Borough to meet the requirements in Policy 4 of the Aligned Core Strategy.
- 11.40 Recommendations were provided in light of the SA assessment and they were as follows:
- Work with existing businesses to retain them within the Borough.
 - Ensure sufficient employment land supply in the Borough.

Recommendations of the SA assessment

- 11.41 A number of recommendations were made to the site allocations in the light of the SA assessment. The recommendations were as follows:
- Ensure a range and affordability of homes on the housing sites (SA 1 Housing);
 - Ensure that there is connectivity to existing bus services for site H15 in Calverton (SA 2 Health and SA 5 Social);
 - Note that site H1 in Arnold is within close proximity to a Listed Building (SA 3 Heritage and Design);
 - Recording of heritage asset for the local interest building Glebe Farm in Carlton (SA 3 Heritage and Design);

- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design);
- Include a wider area for site H11 in Bestwood Village to pick up derelict building excluded (SA 3 Heritage and Design);
- Extend site H22 to include adjacent public house in Newstead as to enable development for re-use as residential or other use (SA 3 Heritage and Design);
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 in Arnold, Burton Joyce and Woodborough (SA 6 Environment, Biodiversity and Green Infrastructure);
- Ensure reference is made to mitigation for Local Wildlife Site for the Gedling Colliery/Chase Farm sites in Carlton (SA 6 Environment, Biodiversity and Green Infrastructure);
- Acknowledge the habitat “Lowland Heathland” on site H18 in Ravenshead (SA 6 Environment, Biodiversity and Green Infrastructure);
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape);
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) (SA 8 Natural Resources);
- Information required on whether the agricultural grade 3 sites are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources);
- Ensure that mitigation is in place to address air quality issues for some sites in the urban area (H1, H2 and H5 in Arnold) (SA 8 Natural Resources);
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding);
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites (SA 9 Flooding);
- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 in Bestwood Village (SA 9 Flooding);
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 in Calverton (SA 9 Flooding);
- Need to acknowledge a holistic approach to sustainable surface water management required in Ravenshead (SA 9 Flooding);
- A sequential test is required for site H20 in Burton Joyce (SA 9 Flooding);
- For the sites in Woodborough, an alternative means of access need to be guaranteed that does not involve access through Main Street, surface water disposal needs to be considered and holistic approach to surface water management is required (SA 9 Flooding);
- Ensure that there is connectivity to existing bus services for sites H3 and H15 (SA 12 Transport);
- Work with existing businesses to retain them within the Borough (SA 13 Employment and Economic Structure); and
- Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure).

11.42 For the majority of the recommendations provided it has been decided that they will be addressed elsewhere in the Local Planning Document. The outcome of the recommendations are as follows:

- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- The site selection work has considered the impact on heritage assets. The impacts on heritage assets would be covered by a separate policy LPD26: Heritage Assets.
- It was considered not to include a wider area for site H11 to pick up derelict building excluded as there is an existing planning permission (2013/1178) for the demolition of the derelict building and develop four homes.
- It has been agreed to amend the site boundary of site H22 in Newstead to include the adjacent public house.
- Condition 20 of planning permission 2014/0915 for the Gedling Access Road states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place. Should the permission lapses, the recording of heritage asset of the local interest building Glebe Farm would be covered by a separate Policy LPD31: Locally Important Heritage Assets.
- The biodiversity impacts and the impacts on Local Wildlife Sites would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- For the loss of the habitat “Lowland Heathland” on site H18 in Ravenshead, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid – to mitigate and as a last resort compensate for any damage where it cannot be avoided. Policy LPD18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- The significant loss of best and most versatile (BMV) land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Information on whether sites H4, H9 and E1 are best and most versatile (BMV) land will be required through the planning application stage.
- Air quality issues would be covered by a separate Policy LPD11: Air Quality.
- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management. One of the two sites in Woodborough has existing planning permission so the alternative access to that site cannot be resolved.
- Public transport accessibility issues would be covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

- The Council would work with the applicant regarding the accommodation of existing businesses in the Borough.
- The Employment and Site Selection Background Paper has considered the employment land supply including the loss of Bestwood Business Park for the plan period up to 2028.

Section 12: Monitoring (Stage B6)

- 12.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- 12.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 12.3 Monitoring should assess whether:
- The SA assessment’s predictions of sustainability effects are accurate;
 - The Local Plan is contributing to the achievement of the desired SA objectives and targets;
 - If mitigation measures are performing as well as expected;
 - If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 12.4 A monitoring framework has been created to post adoption of the Aligned Core Strategy. The Aligned Core Strategy and its accompanied Sustainability Appraisal contain monitoring arrangements which set out targets, indicators and delivery requirements for each policy in the Aligned Core Strategy and also to test the sustainability of the policies. The indicators are monitored in the Authority Monitoring Reports at least yearly.
- 12.5 The monitoring framework is shown in **Table 20** and it has been amended to include new indicators to monitor the sustainability of the policies in the Local Planning Document.
- 12.6 The Local Plan policies will be reviewed in the light of the results of monitoring and any other significant changes.

Table 21: Monitoring framework of the SA objectives

| SA objectives | Local Planning Document Policies | Indicators |
|---|--|--|
| 1. Housing To monitor effects on ensuring that the housing stock meets the housing needs | LPD36 – Affordable Housing LPD37 – Housing type, Size and Tenure LPD38 – Specialist Accommodation LPD39 – Housing Development on Unallocated Sites LPD40 – Live Work Units LPD41 – Self Build and Custom Homes LPD50 – Upper Floors LPD63 – Housing Distribution LPD64 to LPD72 – Site Allocations | <ul style="list-style-type: none"> • Population – by group • Housing completions – affordable homes, dwelling types, density • House prices • Number of homelessness acceptances • Number of empty homes • Number of pitches for gypsy and traveller communities |
| 2. Health To monitor effects on improving health and reducing health inequalities | LPD20 – Protection of Open Space LPD21 – Provision of New Open Space LPD22 – Local Green Space LPD56 – Protection of Community Facilities | <ul style="list-style-type: none"> • Number of GP practices, community centres and leisure centres • Net change in Country Parks • Net change in open space • Net change in Local Green Space |
| 3. Heritage and Design To monitor effects on providing better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) | LPD26 – Heritage Assets LPD27 – Listed Buildings LPD28 – Conservation Areas LPD29 – Historic Landscapes, Parks and Gardens LPD30 – Archaeology LPD31 – Locally Important Heritage Assets | <ul style="list-style-type: none"> • Number of heritage assets – Listed Buildings, Scheduled Ancient Monument and Parks and Gardens • Number of heritage assets at risk - - Listed Buildings, Scheduled Ancient Monument, Parks and Gardens and Conservation Areas • Number of Conservation Areas • Number of Locally Important Heritage Assets • Number of Locally Important Heritage Assets at risk • Number of planning applications approved against Historic England advice |
| 4. Crime To monitor effects on improving community safety, reducing crime and the fear of crime | LPD35 – Safe, Accessible and Inclusive Development | <ul style="list-style-type: none"> • Number of crime – by type |
| 5. Social To monitor effects on promoting and supporting the development and growth of social capital | LPD49 – Development within Town and Local Centres LPD52 – Markets LPD56 – Protection of Community Facilities | <ul style="list-style-type: none"> • Number of community centres, leisure centres and libraries |

| SA objectives | Local Planning Document Policies | Indicators |
|--|--|--|
| <p>6. Environment, Biodiversity and Green Infrastructure To monitor effects on increasing biodiversity levels and protecting and enhancing Green Infrastructure and the natural environment</p> <p>7. Landscape To monitor effects on protecting and enhancing the landscape character, including heritage and its setting</p> | <p>LPD18 – Protecting and Enhancing Biodiversity LPD19 – Landscape Character and Visual Impact LPD20 – Protection of Open Space LPD21 – Provision of New Open Space LPD22 – Local Green Space LPD23 – Greenwood Community Forest and Sherwood Forest Regional Park</p> | <ul style="list-style-type: none"> • Net change in Sites of Special Scientific Interest • Net change in Local Nature Reserves • Net change in Local Wildlife Sites • Number and percentages of Local Wildlife Sites under positive management • Net change in Local Geological Sites • Net change in Woodland and Ancient Woodland • Net change in Country Parks • Net change in open space • Net change in Local Green Space • Area of new open space • Amount of greenfield land lost to housing and other uses |
| <p>8. Natural Resources To monitor effects on prudently managing the natural resources including water, air quality, soils and minerals</p> <p>9. Flooding To monitor effects on minimising the risk of flooding and steering development away from areas at highest flood risk</p> | <p>LPD3 – Managing Flood Risk LPD4 – Surface Water Management LPD5 – Managing Water Quality LPD6 – Aquifer Protection LPD7 – Contaminated Land LPD8 – Unstable Land LPD9 – Hazardous Substances LPD10 – Pollution LPD11 – Air Quality</p> | <ul style="list-style-type: none"> • Number of planning applications in flood risk areas approved against Environment Agency advice • Number of planning applications approved against the Environment Agency advice on water quality • Number of planning applications approved against the Lead Local Flood Authority advice • Area in Flood Zones 2 or 3 • Number of households in Flood Zones 2 or 3 • Number of Sustainable Drainage Systems • Air Quality Management |
| <p>10. Waste To monitor effects on minimising waste and increasing the re-use and recycling of waste materials</p> <p>11. Energy and Climate Change To monitor effects on minimising energy usage and developing renewable energy resource, reducing dependency on non-renewable sources</p> | <p>LPD1 – Wind Turbines LPD2 – Other Renewable Energy Schemes</p> | <ul style="list-style-type: none"> • Carbon dioxide emissions per capita total • Energy per meter – by type • Energy consumed – by type • Renewable development – by type • New waste management facilities – by type |

| SA objectives | Local Planning Document Policies | Indicators |
|--|---|--|
| <p>12. Transport To monitor effects on making efficient use of the existing transport infrastructure, helping reduce the need to travel by car, improving accessibility to jobs and services for all and ensuring that all journeys are undertaken by the most sustainable mode available</p> | <p>LPD57 – Parking Standards LPD58 – Cycle Routes, Recreational Routes and Public Rights of Way LPD59 – Park and Ride LPD60 – Local Transport Schemes LPD61 – Highway Safety</p> | <ul style="list-style-type: none"> • Traffic growth • Number of cycle trips • Travel to work • Number of new homes with access to key community facilities and services – by walking, cycling and public transport |
| <p>13. Employment To monitor effects on creating high quality employment opportunities</p> <p>14. Innovation To monitor effects on developing a strong culture of enterprise and innovation</p> <p>15. Economic Structure To monitor effects on providing the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</p> | <p>LPD43 – Retention of Employment and Employment Uses LPD44 – Employment Development on Unallocated Sites LPD45 – Expansion of Existing Employment Uses Not in the Green Belt LPD49 – Development within Town and Local Centres LPD52 – Markets LPD53 – Development within Small Parades</p> | <ul style="list-style-type: none"> • New office development • New industrial and warehouse development • Supply of employment land – by type • Area of employment land lost to housing or other uses • Labour supply • Unemployment rate • Skill levels of the working age population • Planning permissions for retail and other town centre uses • New retail development • Diversity of uses in centres • Proportion of vacant units |

Section 13: Conclusions

- 13.1 The Local Planning Document along with the Aligned Core Strategy forms the Local Plan for Gedling Borough which guides future development. The Sustainability Appraisal has already been undertaken for the Aligned Core Strategy.
- 13.2 The Local Planning Document contains development management planning policies and site allocations against which planning applications for future development proposals in Gedling Borough will be determined.
- 13.3 This document is the Sustainability Appraisal of the Local Planning Document. The purpose of this document is to assess the economic, social and environmental impacts of the planning policies and site allocations contained within the publication draft of the Local Planning Document.
- 13.4 This document covers Stages A, B and C of the SA process. Stage D1 represents the consultation stage. This Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal report to help inform any comments which may be made on the Local Planning Document.
- 13.5 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.
- 13.6 The remaining stages (D2-D3 and E) of the Sustainability Appraisal will be completed at the adoption stage.

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Sustainability Appraisal Publication Draft

Appendix A: Scoping Report Update

Local Planning Document

March 2016

Introduction

In 2013, the Scoping Report was consulted on alongside the Issues and Options stage of the Local Planning Document during 8 week consultation. The key issues raised from the consultation on the Scoping Report and the Council response are summarised in Appendix A1. Appendix A2 contains the updated plans, policies and programmes in the light of the Council response to the consultation responses.

The baseline data in the Scoping Report is now outdated as the information was based up to 2013. Where available, the baseline data have now been updated up to 2015. The baseline data are contained in Appendix A3.

The SA Framework and SA Matrix used in the SA assessment are included in Appendix A4.

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Appendix A1: Report of Consultation on the Scoping Report (2013)

The key issues raised from the consultation are summarised here.

Plans, Policies and Programmes

Comments

The Scoping Report asked whether all plans, policies and programmes that affect the Local Planning Document had been included in the Scoping Report. 12 respondents considered the Scoping Report had included all plans, policies and programmes and 7 respondents disagreed.

The Environment Agency raised the following points:-

- In relation to flooding, reference should be included to the River Leen & Daybrook Strategic Flood Risk Assessment. A cross boundary approach to flood risk management is required to ensure that major development in Gedling Borough does not adversely impact on flooding elsewhere.
- Request that reference should be included to:-
 - Benefits of Green Infrastructure report by Forest Research (October 2010); and
 - Planning for a healthy environment - good practice for green infrastructure and biodiversity by the Town & Country Planning Association and The Wildlife Trusts (July 2012).
- In relation to water, reference should be made to the Lower Trent and Erewash Catchment Abstraction Management Strategy (CAMS) which provides a framework for resource availability assessment to produce a licensing strategy to help manage water resources sustainably and the Severn Trent Water's Water Resource Management Plan which highlights how water provision will be met into the future.

English Heritage were concerned that no references were made to documents in relation to historic environment considerations and requested that reference be made to the Nottinghamshire Historic Landscape Characterisation Project.

Natural England would like to see the following documents included:-

- Natural Environment and Rural Communities Act 2006;
- Wildlife and Countryside Act (as amended) 1981;
- Conservation of Habitats and Species Regulations 2010; and
- 6Cs Green Infrastructure Study.

Natural England also suggested that National Character Areas (NCAs) were included. NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. The NCAs that fall within Gedling District include Sherwood NCA 49 and the Trent and Belvoir Vales NCA 48.

Severn Trent Water Ltd commented that the possible impact on Source Protection Zones should be included.

Gedling Borough Council's Scientific Officer commented that the Council's Contaminated Land Strategy (2006) should be included (the 2013 revision is available but not yet published).

Council response

The Council agrees that the following documents should be added to the list of the plan, policies and programmes:-

- River Leen and Daybrook Strategic Flood Risk Assessment (2008)
- Forest Research's Benefits of green infrastructure (2010)
- Planning for a healthy environment - good practice for green infrastructure and biodiversity (July 2012)
- Nottinghamshire Historic Landscape Characterisation Project
- Natural Environment and Rural Communities Act 2006
- The Wildlife and Countryside Act (as amended) 1981
- Conservation of Habitats and Species Regulations 2010
- 6Cs Green Infrastructure Study
- National Character Areas (NCAs)
- Contaminated Land Strategy (2006)

The Environment Agency's Lower Trent and Erewash Catchment Abstraction Management Strategy (CAMS) relates to a licensing strategy to help manage water resources sustainably and the Council considers this is not relevant for the SA appraisal and does not need to be included.

The Environment Agency defines Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. The Source Protection Zones will be included in the SA Framework.

Baseline Data

Comments

The Scoping Report asked whether an appropriate and accurate range of relevant baseline data had been identified. 12 respondents thought the Scoping Report has identified an appropriate and accurate range of relevant baseline data and 6 respondents disagreed.

The Environment Agency referred to the following information that may be useful for the Sustainability Appraisal work: permitted waste management facilities; national fly-tipping database; abstraction licence information; Water Framework Directive ecological status of water bodies; and protected and invasive species.

English Heritage felt that no further information has been given regarding non-designated heritage assets. They welcomed the historic environment attributes under paragraphs 4.6-4.8 (in Section 4 of the Scoping Report) but felt this could be expanded to further set out more on the general historic environment character of the area and that further baseline information was required.

Natural England was satisfied with the paragraphs regarding protected nature conservation sites and local landscapes in the Built and Natural Environment section (in Section 4 of the Scoping Report). However they felt that the section should also make reference to geodiversity conservation, soils, agricultural land and Green Infrastructure. Accessibility to open spaces and its relationship to health and well-being issues should also be mentioned in the Social / Community Issues section.

Council response

The permitted waste management facilities relate to the national level and will therefore not be added to the baseline data. Fly-tipping data is provided at the local planning authority level and will be added to the baseline data. The Council is in process of requesting the following information from the Environment Agency: abstraction licence information; WFD ecological status of water bodies; and protected and invasive species. When received the Council will review the information and add to the baseline data where appropriate.

Information regarding the historic environment character of the Borough, non-designated assets, geodiversity conservation, soils, agricultural land, Green Infrastructure and accessibility to open space will, where appropriate, be incorporated in the Scoping Report. Further information (if any) will be added to baseline data.

Key Sustainability Issues

Comments

The Scoping Report asked whether the key sustainability issues identified in Section 5 of the Scoping Report were correct for Gedling Borough. 11 respondents thought the key sustainability issues identified in Section 5 of the Scoping Report were correct and 7 respondents disagreed.

English Heritage were concerned that there was no explicit reference to the conservation and enhancement of heritage assets in Table 5. They noted the broad references to conservation and enhancement of local character in Table 5 but suggested that a further row to consider sustainability issues should be added.

Severn Trent Water Ltd commented that the possible impact on the Source Protection Zones could be included.

Gedling Borough Council's Scientific Officer felt that the impact of poor air quality on the health of the population of Gedling should be included under Built and Natural Environment. A reference was made to the figure in the Public Health Outcomes Framework indicator for "Fraction of mortality attributable to particulate air pollution" which indicates that 5.5% (approx. 1 in 20) of deaths in Gedling are attributable to air pollution¹.

Council response

The sustainability issues table will be amended to incorporate air quality and the conservation and enhancement of heritage assets.

The Environment Agency defines Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. The Source Protection Zones will be included in the SA Framework.

SA Framework

Comments

The Scoping Report asked whether the Sustainability Appraisal objectives adequately covered the key sustainability issues facing Gedling Borough. 13 respondents thought the SA objectives adequately covered the key sustainability issues facing Gedling Borough and 4 respondents disagreed.

The Scoping Report asked whether the decision making criteria in the SA Framework were appropriate. 11 respondents thought they were appropriate and 5 respondents disagreed.

The Scoping Report asked whether the site specific questions in the SA Framework were appropriate. 10 respondents thought they were appropriate and 4 respondents disagreed.

The Environment Agency raised the following comments:-

- SA objective 6: Environment, Biodiversity and Green Infrastructure. The site specific question criteria should consider if new habitat is being created i.e. net biodiversity gain.
- SA objective 8: Natural Resources and Flooding. The SA objective clearly states an intention to prudently manage water as a natural resource. However there are no decision making criteria to address this and water conservation in all new developments is important in overall terms of water demand. A stand-alone flood risk Sustainability Objective should be included with appropriate wording in line with the National Planning Policy Framework.
- SA objective 9: Waste. The decision making criteria could consider the number of fly-tipping incidents.

¹ <http://www.phoutcomes.info/public-health-outcomes-framework#gid/1000043/pat/6/ati/101/page/0/par/E12000004/are/E07000173>

English Heritage raised concern that the site specific questions included a single question for the historic environment. The question was restricted only to whether the development would result in loss or harm and there were no questions with regard to non-designated heritage assets or the enhancement of heritage assets. It was viewed that no indication was given within the document as to how site allocations would be assessed and evaluated in response to these questions (i.e. whether by desk based assessment or onsite site evaluation). Impacts on setting were considered more than just visual, setting can be affected by noise, pollution and other means.

Gedling Borough Council's Scientific Officer suggested SA objective 2: Health should include a question on levels of air pollution and whether the air quality effects of the development could be offset or mitigated.

Severn Trent Water Ltd suggested inclusion of a question as to whether the site could cause harm to the Source Protection Zone.

Council response

The comments of Environment Agency, English Heritage, Severn Trent Water Ltd and the Borough Scientific Officer will be incorporated in the SA Framework.

Changes will include:-

- SA Objective 3: Heritage to include additional questions
- SA objective 6. Environment, Biodiversity and Green Infrastructure to include question on net biodiversity gain
- SA Objective 8. Natural Resources and Flooding to include questions on Source Protection Zone, water conservation and air pollution and remove reference to flooding
- A new stand-alone SA Objective on flooding will be created

The Council considers the number of fly-tipping incidents is not relevant for the SA appraisal and will not be included in the SA Framework.

SEA Directive Requirements

Comments

The Scoping Report asked whether the Scoping Report and the SA Framework meet the requirements of the SEA Directive. 10 respondents thought the Scoping Report and the SA Framework met the requirements of the SEA Directive and 3 respondents disagreed.

English Heritage felt the Scoping Report fell short of the requirements of the SEA Directive and recommended some amendments in relation to the historic environment plans, policies, programmes, baseline, sustainability issues, site

specific questions and assessment in order to meet the requirements. English Heritage made reference to their guidance (“Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment (2013)”) which provides further information on how this can be achieved.

Council response

Amendments will be made to the Scoping Report to address the comments raised by English Heritage:-

- Nottinghamshire Historic Landscape Characterisation Project will be added to the list of the plan, policies and programmes
- Information regarding the historic environment character of the Borough will be incorporated in the Scoping Report
- Further information on historic environment (if any) will be added to baseline data
- Sustainability issues table will be amended to incorporate air quality and the conservation and enhancement of heritage assets
- SA Objective 3: Heritage in the SA Framework to include additional questions

Appendix A2: Plans, Policies and Programmes Update

- 3.1 The first stage of Sustainability Appraisal involves reviewing relevant international, national and local policy guidance, plans and strategies to identify their key requirements, and assess their relationship to the Local Planning Document.
- 3.2 Appendix 1 sets out the review of all documents and strategies considered relevant to the Local Planning Document. It establishes the environmental, social and economic situation and allows opportunities and synergies between the plans and the Local Planning Document to be identified, as well as any potential conflicts. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal.
- 3.3 The East Midlands Regional Spatial Strategy and the East Midlands Regional Economic Strategy are not included in the review because they have been revoked by the government². Other regional documents and studies such as the Regional Transport Strategy are not also included in the review.
- 3.4 There is no definitive list of plans that must be reviewed. Review of these plans that are deemed relevant to the Local Planning Document have been included in Appendix 1. The list of relevant documents will be kept under review.

Issues identified from review

- 3.5 The following list contains the key messages from the reviews of plans, policies and programmes included in Appendix 1. The key messages list is split into different themes:
 - Accessibility and transport
 - Air quality
 - Biodiversity and habitats
 - Business development and the economy
 - Climate change
 - Community safety
 - Education
 - Employment
 - Energy
 - Flood risk
 - Health
 - Housing
 - Land use

² <http://www.legislation.gov.uk/ukxi/2013/629/made>

- Landscape
- Resources
- Rural
- Sustainable communities
- Waste
- Water

Table 1: Key messages

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|--|---|---|
| <p>Accessibility and transport</p> <ul style="list-style-type: none"> • Embed accessibility in decisions affecting provision, location, design and delivery of services in both urban and rural areas • Improve social inclusion by making services more accessible • Tackle crime and fear of crime on public transport • Improve the quality and safety of pedestrian and cycling networks • Improve public transport networks • Encourage more people to walk and cycle • Reduce impact of travel on the environment • Maximise the use of existing roads infrastructure and avoid inappropriate development • Reduce traffic and in particular journeys made by car • Improve public transport • Reduce traffic noise, pollution and congestion • Improve the freight network to reduce amount of road freight • Promote sustainable transport | <ul style="list-style-type: none"> • Planning Act 2008 • National Planning Policy Framework (2012) • Accessible Settlements Study for Greater Nottingham (2010) • Nottinghamshire Local Transport Plan 2011-2026 (2011) • Aligned Core Strategy (2014) | <p>Requires objectives to enable the development of a sustainable transport infrastructure that reduces overall levels of travel and ensures accessibility to key services (e.g. health services, education, employment sites, and leisure facilities), the provision of safe walking and cycling routes, and safe accessible public transport.</p> |
| <p>Air quality</p> <ul style="list-style-type: none"> • Prevent and reduce the detrimental impact on human health, quality of life and the environment • Reduce pollution • Ensure that new development does not reduce air quality | <ul style="list-style-type: none"> • Air Quality Directive 2008/50/EC (2008) • The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) • National Planning Policy Framework (2012) • A Breath of Fresh Air for Nottinghamshire (2008) • Air Quality Action Plan for Gedling Borough Council (2012) | <p>Requires objectives to prevent pollution and protect air quality.</p> |
| <p>Biodiversity and habitats</p> <ul style="list-style-type: none"> • Protect and promote biodiversity • Conserve threatened species • Ensure that land uses (including agriculture) does not threaten biodiversity | <ul style="list-style-type: none"> • EC Directive on the Conservation of Wild Birds 79/409/EEC (1979) • EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (1992) | <p>Requires objectives to protect, enhance and improve biodiversity and habitats.</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|---|---|--|
| <ul style="list-style-type: none"> • Protect, restore and improve habitats including woodland, and aquatic ecosystems • Create and integrate habitats in urban spaces and in the built environment | <ul style="list-style-type: none"> • EU Biodiversity Strategy to 2020 (2011) • Wildlife and Countryside Act (1981) • Natural Environment and Rural Communities Act (2006) • Biodiversity 2020 – a Strategy for England’s wildlife and ecosystem services (2011) • Conservation of Habitats and Species (2012) • National Planning Policy Framework (2012) • Nottinghamshire Local Biodiversity Action Plan (1998) • Greenwood Community Forest Strategic Plan (2000) • Trent River Park Vision and Action Plan (2008) • Benefits of Green Infrastructure (2010) • Planning for a healthy environment (2012) • 6c Green Infrastructure Study • Aligned Core Strategy (2014) | |
| <p>Business development and the economy</p> <ul style="list-style-type: none"> • Consider the location of new business with regard to accessibility and the local environment • Ensure that the location of industry and commerce brings benefit and not harm to local communities • Support efficient, competitive and innovative retail, leisure and other sectors • Regenerate deprived areas through business development • Ensure location of development makes efficient use of existing infrastructure • Understand future demands for business land • Develop economic capacity and expertise • Increase economic diversity • Maximise economic benefit from tourism • Encourage growth in high value, high growth, high knowledge economic activities • Ensure that economic growth goes hand-in-hand with high quality environment • Develop flourishing local economies • Understand future demands for land | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • Equality Act 2010 • Accessible Settlements Study for Greater Nottingham (2010) • Nottingham City Region Employment Land Study (2007) • Greater Nottingham Retail Study (2008) • Aligned Core Strategy (2014) • Gedling Partnership Vision 2026 and the '5 Priorities' (2008) | <p>Requires objectives to ensure there is sufficient land for business development; to ensure that businesses are located in the correct places and that local communities (especially deprived communities) benefit from them; to ensure that businesses do not cause harm to the communities in which they are situated; and to encourage diversity and high value, high growth, knowledge intensive economic activities, including tourism.</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|--|---|---|
| <p>including type of land and location</p> <ul style="list-style-type: none"> • Encourage inward investment • Promote the vitality of town centres by promoting and enhancing existing centres | | |
| <p>Climate change</p> <ul style="list-style-type: none"> • Encourage low or zero carbon communities • Minimise the effects of climate change on human health and on the environment • Ensure that new development is able to cope with climate change • Spatial planning should contribute to sustainable communities and the reduction of carbon dioxide emissions | <ul style="list-style-type: none"> • Climate Change Act 2008 • Planning Act 2008 • Energy Act 2011 • National Planning Policy Framework (2012) • Aligned Core Strategy (2014) | <p>Requires objectives to reduce carbon dioxide emissions that contribute to climate change; and to ensure that new development is able to cope with the effects of climate change.</p> |
| <p>Community safety</p> <ul style="list-style-type: none"> • Reduce crime and the fear of crime • Design out crime | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • Aligned Core Strategy (2014) • Gedling Partnership Vision 2026 and the '5 Priorities' (2008) | <p>Requires objectives to reduce crime and the fear of crime, and change behaviour that is often linked with crime.</p> |
| <p>Education</p> <ul style="list-style-type: none"> • Improve the quality of educational facilities • Improve educational attainment | <ul style="list-style-type: none"> • Accessible Settlements Study for Greater Nottingham (2010) • Aligned Core Strategy (2014) | <p>Requires objectives that will improve educational attainment.</p> |
| <p>Employment</p> <ul style="list-style-type: none"> • Reduce worklessness • Improve skills to help reduce unemployment and deprivation • Ensure supply of employment land | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • Nottingham City Region Employment Land Study (2007) • Accessible Settlements Study for Greater Nottingham (2010) • Aligned Core Strategy (2014) • Gedling Partnership Vision 2026 and the '5 Priorities' (2008) | <p>Requires objectives to improve employment skills and levels, and to ensure supply of employment land.</p> |
| <p>Energy</p> <ul style="list-style-type: none"> • Seek secure, clean affordable energy • Reduce amount of energy consumed • Generate energy at local levels • Increase energy efficiency of homes and businesses • Increase the amount of renewable energy produced • Invest in the energy infrastructure • Recover energy from waste | <ul style="list-style-type: none"> • Energy Act 2011 • Towards a Sustainable Energy Policy for Nottinghamshire (2009) • Aligned Core Strategy (2014) | <p>Requires objectives to improve energy efficiency of new development and to encourage alternative ways of generating energy.</p> |
| <p>Flood risk</p> <ul style="list-style-type: none"> • Safeguard land used to manage floodwater • Avoid inappropriate development on floodplains | <ul style="list-style-type: none"> • Water Framework Directive 2006/12/EC (2006) • Flood and Water Management Act 2010 | <p>Requires objectives to minimise flood risk by considering where development should</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|---|---|--|
| <ul style="list-style-type: none"> • Ensure new development does not afford risk elsewhere | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • Water for Life and Livelihoods-River Basin Management Plan Humber River Basin District (2009) • Trent River Park Vision and Action Plan (2008) • The River Leed & Daybrook Strategic Flood Risk Assessment (2008) • Greater Nottingham Strategic Flood Risk Assessment (2010) • Greater Nottingham and Ashfield Outline Water Cycle Study (2010) • Aligned Core Strategy (2014) | <p>take place, and by protecting floodplains.</p> |
| <p>Health</p> <ul style="list-style-type: none"> • Improve health and access to quality health facilities • More opportunities for walking and cycling • Improve access to open space and leisure opportunities • Understand the economic benefits of better health in the community | <ul style="list-style-type: none"> • Air Quality Directive 2008/50/EC (2008) • National Planning Policy Framework (2012) • Accessible Settlements Study for Greater Nottingham (2010) • Aligned Core Strategy (2014) • Gedling Partnership Vision 2026 and the '5 Priorities (2008)' • Gedling Borough Green Space Strategy 2012-2017 (2013) | <p>Requires objectives to improve health by providing opportunities for walking, cycling, sport and leisure activities.</p> |
| <p>Housing</p> <ul style="list-style-type: none"> • Reduce homelessness • Reduce the number of empty homes • Improve affordability across the housing market • Increase the supply of houses • Provide a supply of high quality, well designed, energy efficient housing appropriate to needs of the community including family homes, homes to meet the needs of the ageing population and social housing • New homes to be energy efficient, zero carbon by 2016 and able to cope with the effects of climate change • Provide adequate amount of land for gypsies and travellers | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • The Code for Sustainable Homes - Setting the standard in sustainability for new homes (2008) • Equality Act 2010 • Appraisal of Sustainable Urban Extensions (2008) • The Relationship Between Household Size and Dwelling Size in Future Housing Provision (2010) • Greater Nottingham Sustainable Locations for Growth Study (2010) • Nottingham Core Affordable Housing Viability Study (2009) • Nottingham Core Strategic Housing Market (2007) • Gypsy and Traveller Accommodation Needs Assessment for the Nottinghamshire Local Authorities of Ashfield, Broxtowe, Gedling, Mansfield, Newark and Sherwood, Nottingham City, Rushcliffe (2007) | <p>Requires objectives to ensure that the housing stock is of a high quality and meets the requirements of all sectors of the community.</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|--|--|--|
| | <ul style="list-style-type: none"> • A Strategic Approach to Older Persons' Accommodation for Nottinghamshire and Erewash (2011) • Strategic Housing Land Availability Assessment (ongoing) • Aligned Core Strategy (2014) • Gedling Borough Affordable Housing Supplementary Planning Document (2009) • Ravenshead Housing Needs Survey (2009) • Gedling Borough Housing Strategy 2010-2014 (2010) • Newstead Housing Needs Survey (2011) • Five Year Housing Land Supply Assessment (2014) | |
| <p>Land use</p> <ul style="list-style-type: none"> • Increased density of housing • Maximise the use of brownfield land for housing, business and commercial development • Prioritise the re-use of existing buildings • Promote good design | <ul style="list-style-type: none"> • National Planning Policy Framework (2012) • Greater Nottingham Landscape Character Assessment (2009) • Aligned Core Strategy (2014) | <p>Requires objectives to ensure that best use of land is made prioritising the re-use of land and buildings, and housing development at higher densities.</p> |
| <p>Landscape</p> <ul style="list-style-type: none"> • Conserve and enhance the rural and built landscape • Preserve and enhance local landscape character • Protect, maintain and enhance geological diversity • Open up access to the countryside • Provide opportunities to value our heritage • Bring improvements to the physical environment through quality design • Protect historic buildings, Conservation Areas and the historic environment in general • Promote the creation of a Sherwood Forest Regional Park • Protect our archaeological and geological heritage • Mitigation against harm to the landscape | <ul style="list-style-type: none"> • European Landscape Convention (2006) • EU Biodiversity Strategy to 2020 (2011) • National Planning Policy Framework (2012) • Greater Nottingham Landscape Character Assessment (2009) • Greenwood Community Forest Strategic Plan (2000) • National Character Areas (2014) • Nottinghamshire Historic Landscape Characterisation Project (1998) • Aligned Core Strategy (2014) | <p>Requires objectives to protect and enhance the natural and built environment; and to encourage people to enjoy their local heritage.</p> |
| <p>Resources</p> <ul style="list-style-type: none"> • Promote development that minimises the use of resources • Prevent soil loss • Prevent contaminated land. | <ul style="list-style-type: none"> • Waste Framework Directive 2006/12/EC (2006) • National Planning Policy Framework (2012) • Contaminated Land Strategy (2006) | <p>Requires objectives to promote development that minimises the use of resources.</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|--|--|--|
| <p>Rural</p> <ul style="list-style-type: none"> • Prevent decline in some rural communities • Promote rural renewal • Development of dynamic, competitive and sustainable economies in the countryside | <ul style="list-style-type: none"> • European Landscape Convention (2006) • National Planning Policy Framework (2012) • Nottingham-Derby Green Belt Review (2006) | <p>Requires objectives to ensure sustainable communities in the countryside.</p> |
| <p>Sustainable communities</p> <ul style="list-style-type: none"> • Promote social cohesion and inclusion in both urban and rural communities • Support vulnerable groups • Reduce deprivation, focusing on most deprived areas • Tackle poverty in urban and rural areas • Increase social interaction • Improve social development of children • Improve quality of life • Create clean, attractive, quality, safe urban spaces • Access to quality health, education, housing, transport, shopping and leisure services • Ensure equality of opportunity in housing, employment and access to services • Recognise that different people have different needs | <ul style="list-style-type: none"> • Equality Act 2010 • National Planning Policy Framework (2012) • Accessible Settlements Study for Greater Nottingham (2010) • Aligned Core Strategy (2014) • Gedling Partnership Vision 2026 and the '5 Priorities' (2008) | <p>Requires objectives to create attractive, safe, sustainable communities.</p> |
| <p>Waste</p> <ul style="list-style-type: none"> • Reduce amount of municipal and commercial waste produced • Recycle, compost or re-use waste • Minimise harm to the environment and human health from waste treatment and handling • Disposal of waste to be considered the last option | <ul style="list-style-type: none"> • Waste Framework Directive 2006/12/EC (2006) • Planning Policy Statement 10 - Planning for Sustainable Waste Management (2011) • Nottinghamshire and Nottingham Core Waste Strategy (Proposed Submission Document) (2012) | <p>Requires objectives to reduce or re-use waste, and to prevent harm to human health and the environment from waste.</p> |
| <p>Water</p> <ul style="list-style-type: none"> • Improve water efficiency • Reduce amount of water used by domestic properties • Lessen effects of flood and drought • Reduce water pollution • Enhance and protect aquatic water systems • Promote the use of SUDS where appropriate | <ul style="list-style-type: none"> • Water Framework Directive 2000/60/EC (2000) • EU Biodiversity Strategy to 2020 (2011) • Water for Life and Livelihoods – River Basin Management Plan Humber River Basin District (2009) • Flood and Water Management Act 2010 • National Planning Policy Framework (2012) • Aligned Core Strategy (2014) • Greater Nottingham and Ashfield Outline Water Cycle Study (2010) • Greater Nottingham Strategic Flood Risk Assessment (2010) | <p>Requires objectives to improve water efficiency, protect water systems, and to lessen the effects of flood and drought.</p> |

| Key messages from review of relevant plans, policies and programmes | Source of message | Implications for the SA Framework |
|---|---|-----------------------------------|
| | <ul style="list-style-type: none"> <li data-bbox="715 277 1139 360">• The River Leed & Daybrook Strategic Flood Risk Assessment (2008) | |

European

| Description | Targets | Implication for plan | Implication for SA |
|--|--|--|---|
| EC Directive on the Conservation of Wild Birds 79/409/EEC (1979) | | | |
| The Council of European Communities | | | |
| http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31979L0409:EN:HTML | | | |
| <p>The Birds Directive addresses the conservation of indigenous wild birds in member states throughout the European Union. It applies to birds, their eggs, nests and habitats.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Maintenance of bird populations • Preservation, maintenance and re-establishment of varieties of habitats • Implementation of such special conservation measures as are necessary. • Protection against harm including deliberate killing or capture, destruction of nests or eggs, and disturbance during breeding periods. <p>In 2009, Directive 79/409/EEC 1979 has been amended substantially and Directive 2009 147/EC has been introduced to ensure continued clarity and rationality.</p> | <p>No set targets. To codify amendments to the original directive of 1979 to maintain clarity and rationality of overall vision of original directive.</p> | <p>The plan will need to support overall objectives and requirements of the Directive.</p> | <p>The requirements are reflected in the SA Framework.</p> |
| EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (1992) | | | |
| The Council of European Communities | | | |
| http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31992L0043:EN:HTML | | | |
| <p>The Habitats Directive addresses the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Objectives:</p> <ul style="list-style-type: none"> • Implementation of measures required to maintain or restore the natural habitats and the populations of species of wild fauna and flora. • Implementation of measures to conserve threatened species, and to ensure and promote the maintenance of biodiversity. • Designation of special areas of conservation to create a coherent European ecological network under the title Natura 2000. | <p>Requirements to take legislative and administrative measures to maintain and restore natural habitats and wild species. An assessment of the impact and implications of any plan or project that is likely to have a significant impact on a designated site is required.</p> | <p>The plan should protect and enhance habitats and conservation.</p> | <p>The SA Framework takes into account the conservation status of areas within the Borough and seeks to identify measures to further maintain and restore natural habitats.</p> |
| Water Framework Directive 2000/60/EC (2000) | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|---|---|
| The Council of European Communities | | | |
| http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2000:327:0001:0072:EN:PDF | | | |
| <p>The Water Framework Directive deals with the management of large bodies of water: inland surface waters, transitional waters, coastal waters and ground water. Objectives:</p> <ul style="list-style-type: none"> • Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good status' by 2015. • Promote the sustainable use of water. • Reduce pollution of water, especially by 'priority' and 'priority hazardous' substances. • Lessen the effects of floods and droughts. • Rationalise and update existing water legislation and introduce a co-ordinated approach to water management based on the concept of river basin planning. <p>Amendments have been made since 2000. A consolidated version of the Directive including the four main amendments is available: http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CONSLEG:2000L0060:20090625:EN:PDF.</p> | Inland water bodies to achieve 'good ecological status' by 2015. | The plan will need to ensure that development does not have a detrimental impact on large bodies of water. | The SA Framework includes objectives relating to water. |
| European Landscape Convention (2006) | | | |
| The Council of Europe | | | |
| http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm | | | |
| <p>It provides a basis for recognising the importance of landscapes and sharing experience across Europe. The convention recognises the need for landscape management and protection across the member states to be situated in law. It also recognises the importance of stakeholder involvement in landscape management, protection and development.</p> <p>Landscape is defined as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.</p> | No set targets. | Encourages adoption of policies and measures at local level for protecting, managing and planning landscapes. | The SA Framework includes objectives to ensure sustainable use of landscape. |
| Waste Framework Directive 2006/12/EC (2006) | | | |
| The Council of European Communities | | | |
| http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2006:114:0009:0021:EN:PDF | | | |
| <p>The Waste Framework Directive sets out to ensure that waste management provisions secure the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Objectives:</p> <ul style="list-style-type: none"> • Effective and consistent rules on waste disposal and recovery that prohibit the abandonment, dumping or uncontrolled disposal of waste • The recovery of waste and the use of recovered materials as raw materials in order to | No set targets. | The plan will need to address waste and encourage developments that minimise and recycle waste | The SA Framework includes objectives relating to sustainable use of materials and |

| Description | Targets | Implication for plan | Implication for SA |
|---|---|---|--|
| <p>conserve natural resources.</p> <ul style="list-style-type: none"> Implementation of measures to restrict the production of waste particularly by promoting clean technologies and products which can be recycled and re-used, taking into consideration existing or potential market opportunities for recovered waste. Reduced movements of waste. Member States to become self-sufficient in waste disposal. | | within the Borough. | composting waste and waste reduction. |
| Air Quality Directive 2008/50/EC (2008) | | | |
| The Council of European Communities | | | |
| http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2008:152:0001:01:EN:HTML | | | |
| <p>The Air Quality Directive seeks to establish a common approach to the assessment of ambient air quality and the implementation of the necessary measures to reduce emissions at source in order to maintain or improve ambient air quality. Objectives:</p> <ul style="list-style-type: none"> Protect human health and the environment as a whole. Combat emissions of pollutants at source and identify and implement the most effective emission reduction measures at all levels. Air quality status should be maintained where it is already good, or improved. Minimise the risk posed by air pollution to vegetation and natural ecosystems away from urban areas. <p>Although there is no identifiable threshold below which PM_{2,5} would not pose a risk, there should be a general reduction of concentrations of fine particulate matter (PM_{2,5}).</p> | No set targets. | The plan will need to address air quality and encourage developments that minimise emissions. | The SA Framework includes objectives for reducing emissions and improving air quality. |
| EU Biodiversity Strategy to 2020 (2011) | | | |
| The Council of European Communities | | | |
| http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/2020/1_EN_ACT_part1_v7%5b1%5d.pdf | | | |
| <p>In 2011, the European Commission adopted a new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020, in line with two commitments made by EU leaders in March 2010 - halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible, while stepping up the EU contribution to averting global biodiversity loss - and a vision for 2050: by 2050, European Union biodiversity and the ecosystem services it provides - its natural capital - are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided. The strategy is also in line with the global commitments made in Nagoya in October 2010, in the context of the Convention on Biological Diversity, where world leaders adopted of a package of measures to address global biodiversity loss over the coming decade.</p> | <p>The six targets cover:</p> <ul style="list-style-type: none"> - Full implementation of EU nature legislation to protect biodiversity - Better protection for ecosystems, and more use of green infrastructure - More sustainable agriculture and forestry - Better management of fish stocks | The plan will need to ensure that biodiversity is retained and enhanced in the area. | The SA Framework includes objectives relating to biodiversity, seeking to increase biodiversity levels and protect and enhance green infrastructure. |

| Description | Targets | Implication for plan | Implication for SA |
|-------------|--|----------------------|--------------------|
| | <ul style="list-style-type: none"> - Tighter controls on invasive alien species - A bigger EU contribution to averting global biodiversity loss. | | |

National

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|---|--|
| Wildlife and Countryside Act (as amended) 1981 | | | |
| Government | | | |
| http://www.legislation.gov.uk/ukpga/1981/69 | | | |
| An Act to repeal and re-enact with amendments the Protection of Birds Acts 1954 to 1967 and the Conservation of Wild Creatures and Wild Plants Act 1975; to prohibit certain methods of killing or taking wild animals; to amend the law relating to protection of certain mammals; to restrict the introduction of certain animals and plants; to amend the Endangered Species (Import and Export) Act 1976; to amend the law relating to nature conservation, the countryside and National Parks and to make provision with respect to the Countryside Commission; to amend the law relating to public rights of way; and for connected purposes. | No set targets. | The plan should reflect the principles and policies of this initiative. | The SA Framework's objectives are consistent and support the objectives laid out in this document. |
| Natural Environment and Rural Communities Act 2006 | | | |
| Government | | | |
| http://www.legislation.gov.uk/ukpga/2006/16/contents | | | |
| An Act to make provision about bodies concerned with the natural environment and rural communities; to make provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes. | No set targets. | The plan should reflect the principles and policies of this initiative. | The SA Framework's objectives are consistent and support the objectives laid out in this document. |
| The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volume 1) (2007) | | | |
| Department for Environment, Food and Rural Affairs | | | |
| http://archive.defra.gov.uk/environment/quality/air/airquality/strategy/documents/air-qualitystrategy-vol1.pdf | | | |
| http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/publications/files/pb12654-air-quality-strategy-vol1-070712.pdf | | | |
| The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. Objectives: <ul style="list-style-type: none"> • Further improve air quality in the UK from today and long term. • Provide benefits to health, quality of life and the environment. | No set targets. | The plan will need to ensure that air quality is considered. | The SA Framework includes objectives relating to air quality. |

| Description | Targets | Implication for plan | Implication for SA |
|--|--|--|--|
| <p>The strategy is accompanied by The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volume 2) (2007): http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/publications/files/pb12670-air-quality-strategy-vol2-070712.pdf.</p> | | | |
| <p>The Code for Sustainable Homes - Setting the standard in sustainability for new homes (2008)</p> | | | |
| <p>Communities and Local Government</p> | | | |
| <p>http://webarchive.nationalarchives.gov.uk/20120919132719/www.communities.gov.uk/documents/planningandbuilding/pdf/codesustainhomesstandard.pdf</p> | | | |
| <p>Code for Sustainable Homes seeks to ensure that homes are built in a way that minimises the use of energy and reduces emissions that contribute to climate change. It is a standard for key elements of design and construction that affect the sustainability of a new home from construction and throughout the lifetime of the home. Objectives:</p> <ul style="list-style-type: none"> • Reduced impact on the environment and in particular reduced greenhouse gas emissions. • New homes to be more able to cope with the effects of climate change. • To provide regulatory structure in which to build quality homes without stifling innovation. • To build homes with a reduced environmental footprint, that are pleasant and healthy places to live, and that have reduced running costs. <p>In support of this document is the Code for Sustainable Homes: Technical Guidance (2010): http://www.communities.gov.uk/publications/planningandbuilding/codeguide.</p> | <p>The Code uses a sustainability rating system ('stars') to communicate the overall sustainability performance of a home. A home can achieve a sustainability rating from one to six stars depending on the extent to which it has achieved Code standards. One star is the entry level (above the level of Building Regulations) and six stars is the highest level.</p> | <p>The LDF will have to ensure that it makes a positive contribution in meeting the climate change challenge through promoting policies which reduce the threat of climate change.</p> | <p>The SA Framework includes objectives to ensure that climate change has been taken account of.</p> |
| <p>Climate Change Act 2008</p> | | | |
| <p>Department for Environment, Food and Rural Affairs</p> | | | |
| <p>http://www.opsi.gov.uk/acts/acts2008/ukpga_20080027_en_1</p> | | | |
| <p>The Act sets out legally binding targets for the UK. It gives the Secretary of State the power to set-up carbon trading schemes including the Carbon Reduction Commitment, which will include large local authorities, and the ability for local authorities to pilot waste reduction schemes that include financial incentives.</p> | <p>Reduce carbon dioxide emissions by at least 80 per cent by 2050, and 26% by 2020.</p> | <p>The Plan will have to ensure that it makes a positive contribution in meeting the climate change challenge.</p> | <p>The SA Framework includes objectives to ensure that climate change has been taken account of.</p> |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|---|--|
| Planning Act 2008 | | | |
| Department for Communities and Local Government | | | |
| http://www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_1 | | | |
| <p>The Act puts plans in place for the creation of an independent Infrastructure Planning Commission. The Commission will be responsible for making decisions on major infrastructure of national significance. The Act also brings in the Community Infrastructure Levy (CIL) which will allow local authorities to charge developers for infrastructure. Changes to existing local planning policy mean that Development Plan Documents will need to contribute to climate change policy.</p> | No set targets. | The plan should ensure that the implications arising from the Planning Act have been considered throughout the process. | The SA Framework takes account of the Planning Act 2008. |
| Water for life and livelihoods - River Basin Management Plan Humber River Basin District (2009) | | | |
| Environment Agency | | | |
| http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/gene0910bsqr-e-e.pdf | | | |
| <p>This plan is about the pressures facing the water environment in the Humber River Basin District and the actions that will address them. It focuses on the protection, improvement and sustainable use of the water environment.</p> | <p>By 2015:</p> <ul style="list-style-type: none"> - 14 per cent of surface waters are going to improve for at least one biological, chemical or physical element. - 19 per cent of surface waters will be at good or better ecological status / potential. - 32 per cent of groundwater bodies will be at good status. - At least 29 per cent of assessed surface waters will be at good or better biological | The plan should reflect the principles and policies of this initiative. | The SA Framework includes objectives relating to natural resources (including water quality and flooding). |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|--|--|
| | status. | | |
| Benefits of Green Infrastructure (Forest Research, 2010) | | | |
| Forest Research for DEFRA and CLG | | | |
| http://www.forestry.gov.uk/pdf/urqp_benefits_of_green_infrastructure_main_report.pdf/\$FILE/urqp_benefits_of_green_infrastructure_main_report.pdf | | | |
| Green infrastructure refers to the combined structure, position, connectivity and types of green spaces which together enable delivery of multiple benefits as goods and services. This report provides a synthesis of the evidence covering the benefits of green infrastructure, based on expert evaluation of scientific and other related literature. | No set targets. | The plan should reflect the principles and policies of this initiative. | The SA Framework's objectives are consistent and support the objectives laid out in this document. |
| Flood and Water Management Act 2010 | | | |
| DEFRA | | | |
| http://www.opsi.gov.uk/acts/acts2010/pdf/ukpga_20100029_en.pdf | | | |
| The Act aims to provide better, more comprehensive management of flood risk for people, homes and businesses. It will also help tackle bad debt in the water industry, improve the affordability of water bills for certain groups and individuals, and help ensure continuity of water supplies to the consumer. Objectives: <ul style="list-style-type: none"> • The development of, and compliance with, a National Flood and Coastal Erosion Risk Management Strategy. • The development of local flood risk management strategies by local flood authorities. • Enable the Environment Agency and local authorities to more easily carry out flood risk management works. • A more risk based approach to reservoir management. • Enables water companies to more easily control non-essential uses of water and to offer concessions to community groups for surface water drainage charges. • To require the use of SuDs in certain new developments. • The introduction of a mandatory building standard for sewers. | No set targets. | The plan should ensure that it has due regard to the flood and water management regulations. | The SA Framework includes objectives relating to natural resources (including water quality and flooding). |
| Equality Act 2010 | | | |
| Government Equalities Office | | | |
| http://www.legislation.gov.uk/ukpga/2010/15/contents | | | |
| The Equality Act 2010 bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. The Act prohibits unfair treatment in access to employment and private and public services regardless of age, disability, gender reassignment, marriage and civil partnership, race, religion or belief, sex, and sexual | No set targets. | The LDF should ensure that diversity and equality have | The SA Framework takes account of equality issues. |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|---|---|
| orientation. | | been considered throughout the process. | Issues are also covered by the Equalities Impact Assessment. |
| Biodiversity 2020 - A strategy for England's wildlife and ecosystem services (2011) | | | |
| Department for Environment Food and Rural Affairs | | | |
| https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf | | | |
| <p>The strategy will guide conservation efforts over the next decade, including setting our ambition to halt overall loss of England's biodiversity by 2020, and to move progressively to a position of net gain. Objectives:</p> <ul style="list-style-type: none"> • To halt overall biodiversity loss. • Support healthy well-functioning ecosystems on land and at sea. • Establish coherent ecological networks. • More and better places for nature for the benefit of wildlife and people. | <ul style="list-style-type: none"> - To halt overall loss of England's biodiversity by 2020. - Increasing the proportion of SSSIs in favourable condition. - At least 25% English waters to be covered by MPAs. | The plan should reflect the principles and policies of this strategy. | The SA Framework includes objectives relating to biodiversity. |
| Planning Policy Statement 10 - Planning for Sustainable Waste Management (2011) | | | |
| Department for Communities and Local Government | | | |
| https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11443/1876202.pdf | | | |
| Government policy on waste to protect human health and the environment by producing less waste and by using it as a resource wherever possible. | Facilities should be provided for the re-use, recovery and disposal of waste, ensuring that opportunities for incorporating reuse/recycling facilities in new developments are properly considered. | The plan will need to address waste and encourage developments that minimise and recycle waste. | The SA Framework includes objectives relating to sustainable use of materials and composting waste and waste reduction. |
| Energy Act 2011 | | | |
| Department of Energy and Climate Change | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|-------------------------------------|---|--|
| http://www.legislation.gov.uk/ukpga/2011/16/notes/contents | | | |
| <p>The Act is underpinned by three policy objectives:</p> <ul style="list-style-type: none"> • tackling barriers to investment in energy efficiency; • enhancing energy security; and • facilitating investment in low carbon energy supplies. <p>The majority of the Act is made up of provisions to enable the financing and facilitation of the installation of energy efficiency measures in homes and businesses - the 'Green Deal' - with the remainder of the Act dealing with securing fair competition in energy markets and the supply of low carbon energy.</p> | No set targets. | The plan should support the Energy Act's objectives of facilitating investment in low carbon energy supplies. | The SA Framework includes objectives to ensure that climate change has been taken account of. |
| Planning for a healthy environment – good practice for green infrastructure and biodiversity (Town & Country Planning Association and The Wildlife Trusts, 2012) | | | |
| Town & Country Planning Association and The Wildlife Trusts | | | |
| http://www.wildlifetrusts.org/sites/default/files/Green-Infrastructure-Guide-TCPA-TheWildlifeTrusts.pdf | | | |
| <p>This guidance is designed to offer advice to planning practitioners on how green infrastructure and biodiversity can be enhanced and protected through the planning system. It summarises the latest policy drivers and distils the best of our current policy responses.</p> | No set targets. | The plan should reflect the principles and policies of this initiative. | The SA Framework's objectives are consistent and support the objectives laid out in this document. |
| Conservation of Habitats and Species (Amendment) Regulations 2012 | | | |
| Government | | | |
| http://www.legislation.gov.uk/uksi/2012/1927/introduction/made | | | |
| An Act to make provision for the conservation of habitats and species | No set targets. | The plan should reflect the principles and policies of this initiative. | The SA Framework's objectives are consistent and support the objectives laid out in this document. |
| National Planning Policy Framework (2012) | | | |
| Department for Communities and Local Government | | | |
| https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf | | | |
| The National Planning Policy Framework provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood | The document includes the following | The plan should promote and help | The SA Framework |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|--|---|
| <p>plans, which reflect the needs and priorities of their communities. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements. This Framework does not contain specific policies for nationally significant infrastructure projects for which particular considerations apply. These are determined in accordance with the decision-making framework set out in the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and are a material consideration in decisions on planning applications.</p> <p>The Planning Policy for Travellers Sites document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework. Planning Policy for Traveller Sites: http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf</p> <p>Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This policy must be taken into account in the preparation of development plans, and is a material consideration in planning decisions. Local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in the National Planning Policy Framework so far as relevant.</p> | <p>key areas:</p> <ol style="list-style-type: none"> 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy 4. Promoting sustainable transport 5. Supporting high quality communications infrastructure 6. Delivering a wide choice of high quality homes 7. Requiring good design 8. Promoting healthy communities 9. Protecting Green Belt land 10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment 13. Facilitating the sustainable use of minerals | <p>to achieve sustainable development.</p> | <p>encompasses the principles and objectives set out in the National Planning Policy Framework.</p> |
| <p>Community Infrastructure Levy Guidance (2013)</p> | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|---|--|
| Department for Communities and Local Government | | | |
| https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/193476/Community_Infrastructure_Levy_-_Guidance.pdf | | | |
| This guidance note is issued by the Secretary of State under section 221 of the Planning Act 2008. It sets out the main procedures local authorities need to follow when introducing and operating the Community Infrastructure Levy. | No set targets. | The plan should ensure that the implications arising from the Community Infrastructure Levy have been considered. | The SA Framework should take account of the Community Infrastructure Levy. |
| National Character Areas (2014) | | | |
| Natural England | | | |
| https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles | | | |
| NCA profiles are guidance documents which will help to achieve a more sustainable future for individuals and communities. The profiles include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy. They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action. e.g. Nottinghamshire, Derbyshire and Yorkshire Coalfield, Sherwood, Leicestershire and Nottingham Wolds | No set targets. | The plan should give consideration to the action plan. | The SA Framework includes objectives relating to the natural environment. |

Nottinghamshire / Greater Nottingham

| Description | Targets | Implication for plan | Implication for SA |
|---|---|--|---|
| Nottinghamshire Local Biodiversity Action Plan (1998) | | | |
| Nottinghamshire Biodiversity Action Group | | | |
| http://www.nottsbag.org.uk/index.htm | | | |
| <p>The Action Plan seeks to conserve, protect and enhance wildlife and their habitats. It recognises and provides guidance for those that are unique to Nottinghamshire. The aims of the plan are 1. To conserve and where appropriate enhance Nottinghamshire's unique variety of wild species and natural habitats; 2. To increase public awareness of, and involvement in conserving biodiversity; and 3. To contribute to biodiversity conservation on a national, European and global scale. Objectives:</p> <ul style="list-style-type: none"> • Through planning control, allow no further loss of habitats and seek opportunities to create new areas through approved development. • Through planning control, ensure that the potential effects on wildlife of changes of land use are properly assessed, and adverse effects prevented. • Implement appropriate protection measures such as the designation of Local Nature Reserves. | <p>Targets are set for a range of habitats and species:</p> <p><u>Habitat Action Plans</u></p> <ul style="list-style-type: none"> - Eutrophic and Mesotrophic Standing Waters - Lowland Calcareous Grassland - Lowland Dry Acid Grassland - Lowland heathland - Lowland Wet Grassland - Mixed Ash-dominated Woodland - Oak-Birch Woodland - Reedbed - Rivers and streams - Unimproved Neutral Grassland - Urban and Post-industrial Habitats - Wet Broadleaved Woodland <p><u>Species Action Plans</u></p> <ul style="list-style-type: none"> - Barn Owl - Bats - Grizzled Skipper and Dingy Skipper | <p>The plan should assist in the conservation and enhancement of biodiversity within the area.</p> | <p>The SA Framework should take account of these needs.</p> |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|--|---|
| | <ul style="list-style-type: none"> - Nightjar - Otter - Water Vole - White Clawed Crayfish | | |
| Nottinghamshire Historic Landscape Characterisation Project 1998-2000 | | | |
| Nottinghamshire County Council | | | |
| http://cms.nottinghamshire.gov.uk/historiclandscape.pdf | | | |
| By mapping the local characteristics of the current landscape according to their known or likely functional origins and dates, it gives expression to the varying degrees of historical depth which are visible in today's landscapes and shows the influence of cultural behaviour and change in the structure and appearance of our surroundings. The maps produced in this work explain and complement other maps or descriptions characterising the landscape from other perspectives. | No set targets | The plan should give consideration to the action plan | The SA Framework includes objectives relating to the natural environment |
| Greenwood Community Forest Strategic Plan (2000) | | | |
| Greenwood Partnership Board | | | |
| http://www.greenwoodforest.org.uk/images/content/pdfs/greenwood_strategic_plan.pdf | | | |
| The Greenwood Community Forest is one of twelve Community Forests established in the early 1990s to demonstrate the contribution of environmental improvement to economic and social regeneration. Together, the twelve Community Forests were able to help to improve the health, well being and quality of life of over half of England's population. They aim to work in partnership to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy. The Strategic Plan provides an environmental framework, which describes the Greenwood area - taking account of landscape characteristics; biodiversity; agriculture; forestry; countryside access, recreation; urbanisation pressures; environmental education; and the arts, culture and tourism. It justifies the rationale for a Community Forest and identifies the strategies and the main players, which will help achieve the Community Forest over a 25 year period. | No set targets. | The plan should give consideration to the action plan. | The SA Framework includes objectives relating to the natural environment. |
| Nottingham-Derby Green Belt Review (2006) | | | |
| Nottinghamshire County Council and Derbyshire County Council | | | |
| http://www.nottinghaminsight.org.uk/insight/handler/downloadHandler.ashx?node=94083 | | | |
| The purpose of this study was to provide a broad strategic review of the Green Belt. It was produced to underpin the 3 cities sub-regional strategy that is contained within the then East Midlands Regional Plan. The scope of the study is limited to the principles of | No set targets. | The plan should give consideration to this Green Belt | The SA Framework includes |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|---|--|
| including land within the Green Belt. | | Review. | objectives relating to the natural environment. |
| Gypsy and Traveller Accommodation Needs Assessment for the Nottinghamshire Local Authorities of Ashfield, Broxtowe, Gedling, Mansfield, Newark and Sherwood, Nottingham City and Rushcliffe (2007) | | | |
| Ashfield DC, Broxtowe BC, Gedling BC, Mansfield DC, Newark & Sherwood DC, Nottingham City, Rushcliffe BC | | | |
| http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=3871&p=0 | | | |
| <p>The focus of this study is to identify accommodation and support needs for Gypsies and Travellers at a local and county level. It sets out the number of new pitches required in each Local Authority area.</p> <p>The assessment has been updated in 2010 (http://www.nottinghaminsight.org.uk/insight/handler/downloadHandler.ashx?node=94421).</p> | 4 pitches. | The plan should ensure that Gypsy and Traveller accommodation needs are considered. | The SA Framework takes account of these needs. |
| Nottingham Core Strategic Housing Market (2007) | | | |
| B.Line Housing Information Ltd | | | |
| http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=3873&p=0 | | | |
| <p>An assessment document reviewing Housing Market need within the Nottingham Core Housing Market Area. The report outlines conditions, identifies and defines distinct sub-market areas, and highlights key housing issues for Greater Nottingham. The SHMA recommends that affordable housing policy targets should be developed by each local authority.</p> <p>Further updates to the assessment are 2009 study (http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36373&p=0) and Gedling's update 2012 (http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=40331&p=0)</p> | No set targets. | The plan should consider the latest findings of the assessment. | The SA housing objective seeks to ensure that the housing stock meets the needs of the area. |
| Nottingham City Region Employment Land Study (2007) | | | |
| Ashfield District Council, Broxtowe Borough Council, Erewash District Council, Gedling Borough Council, Nottingham City Council, Nottinghamshire County Council, Rushcliffe Borough Council | | | |
| http://www.nottinghamshire.gov.uk/thecouncil/democracy/planning/subregionalandcountyplanning/employmentlandstudy/ | | | |
| <p>This study provides an assessment of the quantity and quality of employment land in Nottingham City Region (Nottingham City, Broxtowe, Erewash, Gedling and Rushcliffe - plus the Hucknall wards in Ashfield district) and the likely requirements up to 2026.</p> <p>An Update Report was published in 2009 (http://www.nottingham.gov.uk/CHttpHandler.ashx?id=36462&p=0). The report updates</p> | No set targets. | The plan should give consideration to this study. | The SA objectives seek to ensure that the employment provision meets the needs of the |

| Description | Targets | Implication for plan | Implication for SA |
|--|-----------------|---|---|
| the main study to take account of somewhat higher figures for new homes contained in the finalised Regional Plan. | | | area. |
| Trent River Park Vision and Action Plan (2008) | | | |
| EDAW AECOM | | | |
| www.investinnottingham.com/websitefiles/trent_river_park.pdf | | | |
| This is a plan to promote the River Trent as a major strategic Green Infrastructure resource, including biodiversity, access, marketing, management etc. | No set targets. | The plan should give consideration to the action plan. | The SA Framework includes objectives relating to the natural environment. |
| The River Leed & Daybrook Strategic Flood Risk Assessment (2008) | | | |
| Environment Agency, Nottingham City Council and Nottingham Regeneration Limited | | | |
| http://www.nottingham.gov.uk/CHttpHandler.ashx?id=4805&p=0 | | | |
| This is a study carried out by consultants into flood risk from the River Leen and Daybrook. | No set targets. | The plan will need to reflect the findings of the study. Policies should protect areas at risk that are identified from inappropriate development or ensure appropriate mitigation is employed. | The SA Framework reflects the priorities of the document as appropriate. |
| A Breath of Fresh Air for Nottinghamshire (2008) | | | |
| The Nottinghamshire Environmental Protection Working Group | | | |
| http://cms.nottinghamshire.gov.uk/nottsairqualityimprovementstrategy2008.pdf | | | |
| This document aims to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public. Objectives: <ul style="list-style-type: none"> • Minimise air pollution and the impact of global warming and climate change. • Encourage sustainable development in Nottinghamshire to protect the health and wellbeing of the population. | No set targets. | The plan should take into account the requirements. | The SA Framework includes objectives relating to air quality. |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|--|---|
| <ul style="list-style-type: none"> To work with businesses, stakeholders and the residents of Nottinghamshire to encourage sustainable improvements in air quality. | | | |
| Greater Nottingham Retail Study (2008) | | | |
| DTZ | | | |
| http://www.nottingham.gov.uk/CHttpHandler.ashx?id=781&p=0 | | | |
| <p>The study assesses the need and capacity (quantitative and qualitative) for additional comparison and convenience retail floorspace in Greater Nottingham to 2016 and projected the figures to 2026. The Study advises how best to accommodate any growth, taking into account existing commitments. It also identifies the hierarchy of centres in the Districts and provides information on the vitality and viability of each town centre. It utilises a forecasting model to predict future retailing trends. The report also reviews national trends in retailing and retail development and the implications for the town centres in the study area.</p> <p>An Update Report was published in 2013 (http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=44187&p=0). The purpose of the update report was prepared in the context of a number of events and forecasting parameters, which have served to change the retail landscape in Nottingham since the 2008 GNRS. These include the recession; a continuing shift towards internet shopping; changes in retailers' sales densities; growth in other, competing major centres and out-of-centre shopping destinations; the continued decline of the Broadmarsh Centre in terms of retail attractiveness; and the evolving approach to the expansion and/or refurbishment of the Broadmarsh Centre, the Victoria Centre, or both.</p> | No set targets. | The plan should give consideration to the study. | The SA Framework considers the findings of this assessment. |
| Appraisal of Sustainable Urban Extensions (2008) | | | |
| Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, Nottinghamshire County Council | | | |
| http://www.broxtowe.gov.uk/CHttpHandler.ashx?id=14123&p=0 | | | |
| <p>This report represents the final assessment in the supplementary work (Assessment of Sustainable Urban Extensions) for the Nottingham Core Housing Market's Strategic Housing Land Availability Assessment (SHLAA). It accepts that it is not possible for the amount of new housing required by the RSS to be built on brownfield land and that a proportion will need to be built on greenfield land. It provides the local planning authorities with a technical evidence base to consider future options for housing allocations, and suggests the density of housing that sites could accommodate.</p> | No set targets. | The plan should give consideration to the study. | The SA Framework considers the findings of this assessment. |
| Towards a Sustainable Energy Policy for Nottinghamshire (2009) | | | |
| Nottinghamshire County Council | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|--|--|
| http://cms.nottinghamshire.gov.uk/sustainableenergynottsmain.pdf | | | |
| <p>The Policy Framework aims to inform local development planning by providing evidence for the case for higher energy performance standards in new development across the county.</p> | <p>Advisory targets for phased proportion of low/zero carbon contribution in new domestic/non domestic development in order to support policy development.</p> | <p>The plan should seek to contribute towards carbon reduction in new development.</p> | <p>The SA Framework includes an Energy objective which seeks to minimise energy usage and develop the areas renewable energy resource.</p> |
| <p>Greater Nottingham Landscape Character Assessment (2009)</p> | | | |
| <p>Nottinghamshire County Council</p> | | | |
| <p>http://www.nottinghaminsight.org.uk/insight/handler/downloadHandler.ashx?node=94091</p> | | | |
| <p>Landscape character assessment is a technique used to identify what makes a place unique. Characterisation involves assessing the physical components of a landscape alongside cultural influences. This study looked at the landscape of Greater Nottingham and will provide part of the evidence base for the local authorities Local Development Frameworks.</p> | <p>No set targets.</p> | <p>The plan should consider the findings of this assessment.</p> | <p>The SA Framework includes an objective to protect and enhance the landscape character of Greater Nottingham</p> |
| <p>Nottingham Core Affordable Housing Viability Study (2009)</p> | | | |
| <p>Three Dragons</p> | | | |
| <p>http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/gedling_bc_final_viability_report_(nov_2009)_-corrected.pdf</p> | | | |
| <p>The study was published in 2009 to build on the findings of the Strategic Housing Market Assessment. The study looks at whether developments of new housing would be viable with different levels of affordable housing in different area. Developments in areas with higher house prices and land values will potentially support more affordable housing than other areas with lower house prices and land values. The study considers two main approaches to setting affordable housing percentages:</p> <ul style="list-style-type: none"> • Retain the Local Plan target of affordable housing. • Adopt differential targets for different areas, to reflect the spread of market values. | <p>Proposes adoption of differential targets for different areas, to reflect the spread of market values.</p> | <p>The plan should give consideration to the study.</p> | <p>The SA housing objective seeks to ensure that the housing stock meets the needs of the area.</p> |
| <p>6Cs Green Infrastructure Study (2010)</p> | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|---|--|
| Leicester City Council/Leicester County Council/ Nottingham City Council/ Nottinghamshire County Council/ Derby City Council & Derbyshire County Council | | | |
| http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuilding/planningpolicy/evidencebase/11109009R_Volume%201_Final_06-10.pdf | | | |
| The 6Cs Green Infrastructure Strategy is a long term vision is to protect, enhance and extend networks of green spaces and natural elements in and around the three cities of Leicester, Nottingham and Derby, connecting with their surrounding towns and villages. | No set targets. | The plan should give consideration to the action plan | The SA Framework includes objectives relating to the natural environment. |
| Greater Nottingham Sustainable Locations for Growth Study (2010) | | | |
| Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Rushcliffe Borough Council, Nottinghamshire County Council | | | |
| http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=16730&p=0 | | | |
| The report provides the local planning authorities with a technical evidence base to consider future options for housing allocations in the areas that lie outside the Nottingham Principal Urban Area (PUA). The study takes into account a variety of factors including environmental, economic, infrastructure, transport and landscape. The report sets out the results for each of the 34 assessment areas, and provides a brief overview of the potential growth, and of the constraints to growth for each area. | No set targets. | The plan should consider the findings of this assessment. | The SA Framework supports the findings of this assessment where appropriate. |
| Accessible Settlements Study for Greater Nottingham (2010) | | | |
| Nottinghamshire County Council | | | |
| http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=174916 | | | |
| This study establishes a common means of measuring and assessing settlements in terms of residents access to jobs, shopping, education and other services by walking, cycling and public transport. | No set targets. | The plan should consider the findings of this study. | The SA Framework supports the findings of this assessment where appropriate. |
| The Relationship Between Household Size and Dwelling Size in Future Housing Provision (2010) | | | |
| Nathaniel Lichfield and Partners | | | |
| http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=17772&p=0 | | | |
| The purpose of the study was to examine current demographic and housing market information and consult with stakeholders in order to decide upon a 'direction of travel' for the type of housing that needs to be delivered in the sub-region; to examine the potential impact that an ageing population and migration would have on the relationship between | No set targets. | The plan should give consideration to the study. | The SA housing objective seeks to ensure that the housing stock |

| Description | Targets | Implication for plan | Implication for SA |
|--|---|---|--|
| household size and dwelling size; to inform the development of robust and effective strategies regarding dwelling delivery; and to develop a toolkit to assist in developing housing mixes that can be applied to sites of different sizes and with different levels of strategic importance. | | | meets the needs of the area. |
| Greater Nottingham and Ashfield Outline Water Cycle Study (2010) | | | |
| Nottingham Growth Point Partnership | | | |
| http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36680&p=0 | | | |
| The study identifies that the water resource situation in the East Midlands is significantly constrained and reinforces the importance of managing the demand for water. A planned programme of measures to improve water supply means that growth should not be constrained. It suggests that consumption could be reduced both by Councils having policies that support the water company's efficiency measures and by building new housing to water consumption standards of the Code for Sustainable Homes Level 3/4. New housing development should occur in the lowest flood risk zones (the study does not take into account non-residential development); in all cases, development options should favour sites in Flood Zone 1. In addition, the effect of climate change should also be taken into consideration, which is likely to increase the extent of the flood zones. Surface water flooding should also be a material planning consideration. New developments should apply sustainable drainage techniques to control flood risk, whilst also providing benefit in terms of water quality, amenity value and green infrastructure targets. The need for a further Detailed Study is identified which should examine wastewater treatment and/or river / catchment water quality modelling in more detail. | The study recommends that new households should achieve at least Level 3/4 of the Code for Sustainable Homes in order to reduce demand. Development options should favour sites in Flood Zone 1. | The Plan should take into account this study. | The SA Framework includes an objective to minimise risk of flooding. |
| Greater Nottingham Strategic Flood Risk Assessment (2010) | | | |
| Environment Agency, Nottingham City Council, Nottinghamshire County Council, Broxtowe Borough Council, Nottingham Regeneration Limited, Erewash Borough Council, Rushcliffe Borough Council, Gedling Borough Council, emda, Severn Trent Water | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GNSFRA_briefingnote_plan1.pdf | | | |
| This is a study carried out by consultants into flood risk from the River Trent and its key tributaries through the Nottingham Housing Market Area on behalf of the Greater Nottingham Strategic Flood Risk Assessment Partnership. The SFRA draws upon updated river modelling and survey data to predict how the River Trent and its key tributaries will react during various flood events. | No set targets. | The plan will need to reflect the findings of the study. Policies should protect areas at risk that are identified from inappropriate development or ensure | The SA Framework reflects the priorities of the document as appropriate. |

| Description | Targets | Implication for plan | Implication for SA |
|--|-----------------|---|---|
| | | appropriate mitigation is employed. | |
| A Strategic Approach to Older Persons' Accommodation for Nottinghamshire and Erewash (2011) | | | |
| Peter Fletcher Associates Ltd | | | |
| http://www.erewash.gov.uk/media/files/Housing/Housing_Needs_and_Research/Final_Main_report_-_Older_People_Hsg_Needs_May_2011_tcm20-198610.pdf | | | |
| This is a study of the housing needs of older people. It was carried out across Nottinghamshire Housing Market Areas which include Erewash. The study outlines the need and demand for types and tenures of homes, and issues to be addressed to best meet the range of housing needs of older people. | No set targets. | The issues will need to be addressed in the LDF to meet the range of housing needs of older people. | The SA housing objective reflects the theme of the study as appropriate. |
| Nottinghamshire Local Transport Plan 2011-2026 (2011) | | | |
| Nottinghamshire County Council | | | |
| http://www3.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=159765 | | | |
| The Nottinghamshire Local Transport Plan Strategy forms the long term transport strategy for Nottinghamshire County Council's administrative area (excluding Nottingham City) up to 2026. It has been developed with a view to achieving economic, environmental and health benefits to local citizens and businesses. Transport's role in supporting the economy and enabling enterprise, reducing carbon emissions from transport, maintaining the current transport assets and providing and enhancing an integrated transport system are core themes of this strategy. | No set targets. | The plan should support the objectives of the Local Transport Plan. | The SA Framework reflects the priorities of the Local Transport Plan as appropriate. |
| Nottinghamshire and Nottingham Waste Core Strategy (2013) | | | |
| Nottinghamshire County Council and Nottingham City Council | | | |
| http://www.nottinghamshire.gov.uk/media/109118/waste-core-strategy-1.pdf | | | |
| The Waste Core Strategy sets out our overall approach to future waste management in Nottinghamshire and Nottingham including estimates of how much waste capacity needs to be provided over the next 20 years, what types of sites are suitable and where in broad terms new or extended waste management sites should be located. | No set targets. | The plan will need to address waste management. | The SA Framework should reflect the objectives of the Waste Core Strategy as appropriate. |
| Strategic Housing Land Availability Assessments (ongoing) | | | |

| Description | Targets | Implication for plan | Implication for SA |
|---|-----------------|--|--|
| Ashfield District Council (Hucknall wards), Erewash Borough Council, Nottingham City Council, Broxtowe Borough Council, Gedling Borough Council, Rushcliffe Borough Council | | | |
| http://www.nottinghamshire.gov.uk/thecouncil/democracy/planning/subregionalandcountyplanning/shlaa/ | | | |
| The Strategic Land Availability Assessment (SHLAA) identifies sites that have the potential for residential development. The SHLAA assesses whether and if possible, when housing is likely to be built on a site. Not all sites will be considered possible to develop; some sites will be classed as 'unsuitable' and 'not developable' at the present time. The SHLAA will be updated annually and forms part of the evidence base for the LDF. The URL for this resource is to Nottinghamshire County Council's website where links to each of the Nottingham Core HMA Councils' own websites can be found. | No set targets. | The plan should give consideration to the latest assessment. | The SA Framework Housing objective seeks to ensure that the housing stock meets the needs of the area. |

Gedling Borough Council

| Description | Targets | Implication for plan | Implication for SA |
|--|---|---|--|
| Contaminated Land Strategy (Revised October 2006) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/wasterecyclingenvironment/DRAFT%20CONTAMLAND%20STRATEGY%20Oct%2006.pdf | | | |
| This strategy details how Gedling Borough Council, under new regulations inserted into the Environmental Protection Act 1990, will inspect the land in its Borough for contamination. It details how the Council will take a rational, ordered and efficient approach to this inspection. | No set targets | Objectives should reflect the key priorities and contribute towards achieving them wherever possible. | SA objectives reflects priorities of the document as appropriate. |
| Gedling Partnership Vision 2026 and the '5 Priorities' (2008) | | | |
| Gedling Partnership | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Vision%202026%20and%20the%205%20Priorities.pdf | | | |
| Gedling Borough 'the part of Nottinghamshire where people want to live, work and do business' by 2026. The 5 priorities are:- 1. Safe and stronger communities living together in Gedling Borough. 2. A fairer, more involved Gedling Borough. 3. A well looked after environment that meets the present and future needs of Gedling Borough. 4. Healthy and active lifestyles in Gedling Borough. 5. Contributing to a vibrant and prosperous Greater Nottingham. The document will forms part of the new Gedling Sustainable Community Strategy 2009-2026. | Various targets and indicators relating to each priorities. | The plan will need to reflect the aims of the document. | The SA Framework reflects priorities of the document as appropriate. |
| Gedling Borough Affordable Housing Supplementary Planning Document (2009) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable_housing_spd_final_dec2009.pdf | | | |
| This Supplementary Planning Document on Affordable Housing has been prepared by Gedling Borough Council to help the Council secure affordable housing through the planning system. The document contains 3 key elements which will affect the delivery of affordable housing within the Borough:- • Threshold - the Borough Council will seek the provision of affordable housing on sites of 15 dwellings or greater; • Percentage of affordable housing required - the Borough Council will require the | - 10% affordable housing in the Newstead and Colwick/Netherfield sub-markets - 20% affordable housing in the | The plan should take into account this document. | The SA housing objective seeks to ensure that the housing stock meets the needs of the area. |

| Description | Targets | Implication for plan | Implication for SA |
|--|--|--|--|
| <p>provision of 10%, 20% or 30% affordable housing in different sub markets within the Borough; and</p> <ul style="list-style-type: none"> Commuted sums - affordable housing will normally be delivered on site. However, under certain circumstances, this may be waived in favour of a commuted sum. | <p>Arnold/Bestwood, Calverton and Carlton sub-markets</p> <ul style="list-style-type: none"> 30% affordable housing in the Arnold/Mapperley, Bestwood St Albans, Gedling Rural North and Gedling Rural South sub-markets. | | |
| Ravenshead Housing Needs Survey (2009) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/housing/Ravenshead%20Housing%20Needs%20Study%20report%202009.pdf | | | |
| <p>In 2009, The Council carried out the survey in partnership with Ravenshead Parish Council to learn more about who needed housing, and what type of housing should be provided in the future in Ravenshead. The conclusions of the study are that there is a need for both affordable rented and affordable ownership housing, and that the largest group of people who needed rehousing were older people, many of whom would like to downsize or access supported housing now or in the future.</p> | No set targets. | The results of the survey will inform future plans for services and guide any development in the future. | The SA Framework should support the findings of this assessment where appropriate. |
| Gedling Borough Housing Strategy 2010-2014 (2010) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/housing/housingstrategy | | | |
| <p>It sets out the objectives for housing up to 2014, a period that fits with the life of the Local Investment Plan for Greater Nottingham. The Strategy forms an integral part of the Sustainable Community Strategy and describes how the housing objectives will contribute to the Vision of Gedling in 2026 that we have agreed with local residents and stakeholders.</p> <p>The objectives for housing in the borough are:</p> <ul style="list-style-type: none"> Quality - Improving the standard of housing in Gedling. Neighbourhoods - Building safe and strong communities. Inclusion - Making sure everyone can access the type of housing they need. | No set targets. | Objectives should reflect the key priorities and contribute towards achieving them wherever possible. | The SA Framework reflects the priorities of the document as appropriate. |

| Description | Targets | Implication for plan | Implication for SA |
|---|---|--|--|
| <ul style="list-style-type: none"> Supply - Managing the supply of homes that Gedling needs for the future. <p>The Housing Strategy does not cover how many new homes should be built in Gedling or where they should be located.</p> | | | |
| Newstead Housing Needs Survey (2011) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/housing/Newstead%20housing%20needs%20survey%20report%202011.pdf | | | |
| <p>In 2011, the Council worked with Rural Community Action Nottinghamshire to ask people living in Newstead what they thought of their village, the housing it offers, and how it might change in the future. The conclusions of the study are that there is a need for different types of houses e.g. families with children require larger homes and for most people immediate problems such as anti-social behaviour and littering are seen as more important than long-term issues such the housing offer of the village.</p> | No set targets. | The results of the survey will inform future plans for services and guide any development in the future. | The SA Framework should support the findings of this assessment where appropriate. |
| Air Quality Action Plan for Gedling Borough Council (2012) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/wasterecyclingenvironment/AQ_Action_Plan%20FINAL.pdf | | | |
| <p>The Air Quality Action Plan has been prepared to address the air quality problems identified along the A60 Mansfield Road. The objective of the Action Plan is to set out the local actions that will be implemented to improve air quality and work toward meeting the objectives. Policy Guidance (PG09) outlines that an air quality Action Plan must include the following:</p> <ul style="list-style-type: none"> - Quantification of the source contributions to the predicted exceedences of the relevant objectives; this will allow the Action Plan measures to be effectively targeted; - Evidence that all available options have been considered; - How the local authority will use its powers and also work in conjunction with other organisations in pursuit of the air quality objectives; - Clear timescales in which the authority and other organisations and agencies propose to implement the measures within its plan; - Where possible, quantification of the expected impacts of the proposed measures and an indication as to whether the measures will be sufficient to meet the air quality objectives. Where feasible, data on emissions could be included as well as data on concentrations where possible; and - How the local authority intends to monitor and evaluate the effectiveness of the plan. | <p>No set targets. However the action plan measures are scheduled as:-</p> <ol style="list-style-type: none"> 1. Improve links with Local Planning and Development Framework 2. Improve links with Local Transport Strategy 3. Target reductions in emissions from Buses 4. Target reductions in emissions from Heavy and Light Goods Vehicles 5. Public Transport 6. Traffic Control and | The plan will need to address air quality and encourage developments that minimise emissions. | The SA Framework includes objectives for reducing emissions and improving air quality. |

| Description | Targets | Implication for plan | Implication for SA |
|--|---|---|--|
| | Management 7. Promoting Travel Choices 8. GBC waste collection 9. Promotion of Cycling and Walking 10. Travel Plans 11. Communication and Education 12. Parking Control and Management 13. Target reductions in emissions from Taxis 14. Target reductions in emissions from the Council Fleet & Contract Vehicles. 15. Encourage the uptake of alternative fuels. 16. Park and Ride 16. Low Emission Zone 17. Re-routing Freight Operators | | |
| Gedling Borough Green Space Strategy 2012-2017 (2013) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Green%20Space%20Strategy%202012-2017.pdf | | | |
| The Purpose of the Green Spaces Strategy is to: <ul style="list-style-type: none"> - Provide a strategic vision, a set of aims, a robust evidence base and, a set of objectives that together provide a strategic framework for the planning, development and management of parks and open spaces - Protect and improve Gedling Borough's accessible parks and open spaces to meet community needs and aspirations - Provide the Council with a robust basis for making development decisions and | No set targets. | The plan should take into account the Green Space Strategy. | The SA Framework reflects the priorities of the Green Space Strategy as appropriate. |

| Description | Targets | Implication for plan | Implication for SA |
|---|--|---|---|
| <p>negotiating planning green space gain</p> <ul style="list-style-type: none"> - Identify ways in which parks and open spaces can be improved in a coordinated way whilst providing value for money. <p>Five aims:</p> <ol style="list-style-type: none"> 1. To enhance peoples quality of life through the provision of sufficient accessible, attractive green places. 2. To promote the central role that green spaces play in contributing to the Boroughs biodiversity, sustainability and heritage. 3. To providing open spaces and play and sports facilities to enable residents to undertake a wide range of recreational and educational activities for healthy living. 4. To actively involve the community in their local open spaces. 5. Increasing participation in green spaces for sport and recreation. | | | |
| Five Year Housing Land Supply Assessment (2014) | | | |
| Gedling Borough Council | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/5YL2014.pdf | | | |
| <p>The purpose is to monitor and review the housing supply against the housing requirement. Gedling Borough Council currently does not have a five year housing supply plus a 5% buffer.</p> | <p>Target based on past completions and remaining dwellings to build.</p> | <p>The plan should give consideration to the findings.</p> | <p>The SA housing objective seeks to ensure that the housing stock meets the needs of the area.</p> |
| Aligned Core Strategy (2014) | | | |
| Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council | | | |
| http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/adoptedalignedcorestrategy/ACS%20Main%20Publication%20First%20Draft%20(August%202014)%203-9-14.pdf | | | |
| <p>The Aligned Core Strategy sets out, along with other matters, its vision, strategic objectives, delivery strategy and spatial policies for future development. The plan covers from 2011 to 2028.</p> | <p>7,250 new homes:</p> <ul style="list-style-type: none"> - Approx 4,045 homes in and adjoining built up area of Nottingham - Approx 1,300 homes adjoining Hucknall Sub Regional Centre - Up to 1,945 homes in three Key | <p>The plan will need to deliver the policies in the Aligned Core Strategy.</p> | <p>The SA Framework reflects the objectives of the Aligned Core Strategy.</p> |

| Description | Targets | Implication for plan | Implication for SA |
|-------------|---|----------------------|--------------------|
| | <p>Settlements of Bestwood Village, Calverton and Ravenshead</p> <ul style="list-style-type: none"> - Up to 260 homes in other villages. <p>22,000 sq m of new office and research development and 10 hectares of new and relocating industrial and warehouse uses.</p> <p>10%, 20% or 30% affordable housing depending on location.</p> | | |

Appendix A3: Baseline Data Update

The baseline data collected for the Scoping Report (2013) has been split into specific areas as listed below:

- Gedling wide
- Arnold area *
- Carlton area **
- Bestwood Village ward
- Burton Joyce and Stoke Bardolph ward
- Calverton ward
- Lambley ward
- Newstead ward (including Linby and Papplewick villages)
- Ravenshead ward
- Woodborough ward

* Arnold area consists of Bonington, Daybrook, Killisick, Kingswell, Mapperley Plains, St Marys and Woodthorpe wards.

** Carlton area consists of Carlton, Carlton Hill, Gedling, Netherfield and Colwick, Phoenix, Porchester, St James and Valley wards.

The baseline data has been updated up to 31 March 2015 to reflect any new information since the Scoping Report was published in 2013.

The latest Census was undertaken 27 March 2011. The baseline data contains Census 2011 data and other data available on Gedling Insight (Nottingham Insight) and from other organisations (e.g. Department for Communities and Local Government).

For some data, national statistics will be provided for comparison purposes.

To access data on the Gedling Insight website, please visit the following website <http://www.gedlinginsight.org.uk>.

For further information on Census 2011, please visit the following website <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>.

Indices of Deprivation

Index of Multiple Deprivation – score and rank (Gedling wide only)

Score and rank of deprivation in the 354 English District Councils. A high score and a low rank indicate a higher level of deprivation. A rank of 1 indicated the highest deprivation; a rank of 354 indicates the lowest deprivation.

| | | |
|------------------------------------|-------|-------|
| | 2007 | 2010 |
| Gedling wide – average score | 15.54 | 15.29 |
| Gedling wide – rank of average SOA | 205 | 196 |

Source: Gedling Insight (Communities and Local Government)

Index of Multiple Deprivation – Super Output Area level (2010)

The Index of Multiple Deprivation (IMD) is a Super Output Area (SOA) level measure of multiple deprivation and is made up of seven domain indices. Each of the 32,482 SOAs in England has been assigned a score and rank for the Index of Multiple Deprivation, and for each of the seven domains. The SOA with a rank of 1 is the most deprived, and 32,482 the least deprived in the IMD and each of the domain indices.

| | SOA | Combined IMD | Crime and Disorder | Education and Skills | Employment | Health Deprivation | Barriers to Housing | Income | Living Environment |
|---------------------------|-----------|--------------|--------------------|----------------------|------------|--------------------|---------------------|--------|--------------------|
| Arnold – Bonington | E01028143 | 14,316 | 12,698 | 8,311 | 13,413 | 15,358 | 22,233 | 13,661 | 15,747 |
| | E01028144 | 11,696 | 4,984 | 10,186 | 12,122 | 10,159 | 28,476 | 12,778 | 10,071 |
| | E01028145 | 24,659 | 5,948 | 22,874 | 20,543 | 24,686 | 22,083 | 28,642 | 28,030 |
| | E01028146 | 22,041 | 5,816 | 17,045 | 19,716 | 24,599 | 20,228 | 25,138 | 27,417 |
| Arnold – Daybrook | E01028165 | 11,759 | 7,323 | 9,948 | 11,211 | 12,683 | 26,406 | 10,770 | 10,784 |
| | E01028166 | 8,412 | 4,916 | 5,172 | 5,969 | 11,167 | 27,052 | 8,628 | 17,265 |
| | E01028167 | 9,164 | 4,262 | 7,409 | 7,632 | 8,305 | 29,437 | 10,656 | 12,175 |
| Arnold – Killisick | E01028173 | 3,426 | 15,741 | 1,622 | 2,058 | 5,952 | 24,273 | 1,759 | 22,277 |
| | E01028174 | 10,967 | 10,007 | 5,215 | 9,460 | 11,116 | 27,138 | 10,254 | 21,404 |
| Arnold – Kingswell | E01028175 | 18,924 | 9,531 | 22,713 | 13,378 | 17,621 | 31,086 | 20,515 | 13,577 |
| | E01028176 | 24,719 | 12,151 | 22,689 | 20,419 | 23,358 | 25,315 | 26,395 | 16,962 |
| | E01028177 | 26,015 | 22,528 | 27,542 | 20,612 | 24,099 | 24,228 | 20,441 | 20,374 |
| Arnold – Mapperley Plains | E01028179 | 26,834 | 26,098 | 18,847 | 20,544 | 24,373 | 15,024 | 28,885 | 28,841 |
| | E01028180 | 25,503 | 16,662 | 24,200 | 18,086 | 24,780 | 24,184 | 23,629 | 25,494 |
| | E01028181 | 29,734 | 22,606 | 26,564 | 25,035 | 24,942 | 23,708 | 26,651 | 30,874 |
| | E01028182 | 23,401 | 17,296 | 16,905 | 21,499 | 18,957 | 21,076 | 21,904 | 25,568 |
| Arnold – St Marys | E01028183 | 19,366 | 18,754 | 14,445 | 12,896 | 19,715 | 24,495 | 18,749 | 23,566 |
| | E01028205 | 18,851 | 20,360 | 21,602 | 15,340 | 18,701 | 11,456 | 16,290 | 20,801 |

| | SOA | Combined IMD | Crime and Disorder | Education and Skills | Employment | Health Deprivation | Barriers to Housing | Income | Living Environment |
|-----------------------------------|-----------|--------------|--------------------|----------------------|------------|--------------------|---------------------|--------|--------------------|
| | E01028206 | 22,528 | 21,853 | 17,743 | 16,808 | 20,074 | 24,268 | 21,135 | 21,728 |
| | E01028207 | 23,089 | 23,928 | 19,631 | 16,682 | 21,924 | 15,914 | 21,784 | 26,705 |
| | E01028208 | 12,606 | 8,633 | 8,962 | 10,842 | 13,090 | 26,965 | 14,263 | 10,523 |
| | E01028209 | 6,836 | 5,150 | 5,627 | 5,777 | 5,898 | 31,199 | 6,050 | 13,014 |
| Arnold – Woodthorpe | E01028214 | 27,764 | 19,870 | 27,856 | 22,171 | 21,448 | 31,160 | 25,309 | 20,576 |
| | E01028215 | 28,792 | 16,210 | 30,037 | 24,862 | 27,543 | 29,008 | 25,594 | 18,680 |
| | E01028216 | 31,999 | 26,764 | 30,360 | 27,937 | 26,267 | 30,004 | 31,061 | 28,599 |
| | E01028217 | 27,879 | 12,379 | 32,082 | 25,492 | 24,192 | 27,545 | 27,328 | 15,657 |
| | E01028218 | 31,039 | 23,541 | 29,287 | 24,959 | 24,620 | 28,363 | 30,149 | 30,500 |
| Carlton – Carlton | E01028155 | 17,016 | 8,895 | 15,893 | 13,612 | 21,649 | 30,461 | 14,118 | 15,899 |
| | E01028156 | 17,104 | 11,976 | 19,521 | 15,269 | 19,409 | 12,527 | 17,672 | 11,621 |
| | E01028157 | 23,288 | 19,249 | 20,265 | 15,417 | 22,222 | 26,726 | 21,268 | 25,647 |
| | E01028158 | 9,641 | 5,157 | 9,274 | 7,835 | 12,338 | 27,153 | 9,266 | 9,526 |
| | E01028159 | 11,149 | 3,788 | 8,548 | 11,070 | 13,666 | 24,731 | 11,639 | 12,877 |
| Carlton – Carlton Hill | E01028160 | 13,002 | 2,674 | 13,048 | 13,663 | 15,408 | 31,681 | 14,346 | 9,089 |
| | E01028161 | 10,390 | 5,127 | 6,922 | 9,930 | 10,754 | 24,194 | 11,343 | 14,004 |
| | E01028162 | 17,898 | 14,555 | 12,416 | 19,157 | 19,616 | 21,092 | 14,053 | 16,694 |
| | E01028163 | 21,944 | 4,978 | 21,970 | 20,842 | 19,889 | 30,506 | 25,298 | 16,414 |
| | E01028164 | 9,785 | 11,777 | 6,139 | 5,181 | 14,028 | 29,902 | 10,443 | 12,873 |
| Carlton – Gedling | E01028168 | 24,161 | 14,847 | 20,319 | 21,652 | 21,273 | 18,621 | 24,012 | 22,621 |
| | E01028169 | 26,856 | 15,692 | 23,589 | 21,430 | 23,804 | 24,022 | 25,920 | 26,590 |
| | E01028170 | 20,741 | 11,409 | 19,661 | 20,761 | 17,356 | 31,842 | 17,819 | 14,552 |
| | E01028171 | 13,991 | 9,915 | 14,381 | 12,542 | 10,260 | 30,094 | 13,287 | 12,176 |
| | E01028172 | 21,110 | 8,321 | 18,434 | 23,053 | 18,775 | 14,804 | 22,130 | 22,527 |
| Carlton – Netherfield and Colwick | E01028184 | 27,162 | 19,935 | 24,009 | 22,244 | 22,252 | 15,616 | 27,819 | 30,137 |
| | E01028185 | 12,169 | 10,832 | 5,951 | 13,832 | 13,299 | 31,947 | 9,674 | 12,639 |
| | E01028186 | 5,311 | 4,149 | 4,967 | 4,800 | 4,263 | 29,258 | 5,815 | 6,363 |
| | E01028187 | 8,917 | 5,743 | 3,905 | 9,568 | 12,665 | 28,317 | 7,334 | 14,011 |
| | E01028188 | 20,060 | 17,237 | 16,998 | 20,788 | 16,771 | 22,655 | 15,920 | 17,449 |
| Carlton – Phoenix | E01028190 | 23,911 | 20,535 | 12,670 | 20,869 | 24,407 | 31,656 | 22,384 | 18,561 |
| | E01028191 | 17,950 | 16,322 | 10,492 | 17,394 | 17,463 | 31,821 | 15,275 | 15,712 |
| | E01028192 | 12,372 | 9,823 | 4,440 | 9,960 | 15,112 | 29,691 | 13,103 | 22,946 |
| Carlton – Porchester | E01028193 | 18,139 | 13,460 | 25,291 | 12,797 | 12,378 | 25,148 | 16,283 | 22,026 |
| | E01028194 | 21,671 | 18,744 | 28,853 | 17,500 | 12,162 | 30,671 | 21,657 | 12,227 |
| | E01028195 | 24,144 | 14,261 | 21,369 | 19,531 | 24,174 | 25,343 | 23,070 | 18,786 |

| | SOA | Combined IMD | Crime and Disorder | Education and Skills | Employment | Health Deprivation | Barriers to Housing | Income | Living Environment |
|-----------------------------|-----------|-----------------|-----------------------|-------------------------|------------|-----------------------|------------------------|--------|-----------------------|
| | E01028196 | 29,578 | 19,600 | 29,415 | 24,270 | 27,037 | 26,463 | 26,259 | 25,215 |
| | E01028197 | 25,745 | 17,652 | 24,896 | 19,849 | 19,476 | 27,648 | 23,138 | 26,202 |
| Carlton – St James | E01028202 | 21,163 | 22,934 | 14,123 | 16,050 | 17,389 | 23,499 | 20,361 | 25,704 |
| | E01028203 | 16,344 | 22,351 | 14,248 | 10,325 | 13,410 | 28,571 | 14,839 | 19,107 |
| | E01028204 | 28,334 | 22,380 | 20,165 | 23,008 | 23,898 | 30,849 | 25,396 | 28,560 |
| Carlton – Valley | E01028210 | 11,444 | 7,204 | 13,054 | 11,708 | 9,113 | 30,686 | 9,486 | 9,774 |
| | E01028211 | 13,234 | 14,587 | 5,258 | 10,251 | 11,832 | 28,924 | 14,308 | 24,506 |
| | E01028212 | 8,803 | 9,969 | 2,306 | 11,688 | 11,413 | 19,121 | 7,569 | 14,389 |
| Bestwood Village | E01028142 | 13,257 | 8,432 | 11,085 | 11,461 | 14,255 | 5,965 | 16,492 | 29,785 |
| Burton Joyce/Stoke Bardolph | E01028148 | 30,673 | 23,181 | 29,328 | 25,990 | 23,591 | 25,864 | 30,324 | 26,860 |
| | E01028149 | 29,701 | 23,066 | 26,820 | 26,803 | 24,200 | 31,519 | 23,500 | 26,424 |
| Calverton | E01028150 | 23,667 | 23,939 | 17,023 | 15,638 | 18,661 | 28,480 | 22,712 | 30,145 |
| | E01028151 | 26,447 | 21,670 | 21,646 | 20,826 | 21,396 | 27,789 | 24,248 | 23,617 |
| | E01028152 | 22,422 | 9,200 | 17,534 | 21,145 | 22,822 | 20,180 | 20,967 | 28,928 |
| | E01028153 | 7,426 | 6,349 | 2,656 | 5,523 | 8,268 | 31,076 | 7,525 | 23,970 |
| | E01028154 | 16,930 | 19,740 | 8,706 | 12,404 | 12,676 | 32,142 | 17,440 | 25,161 |
| Lambley | E01028178 | 23,639 | 27,148 | 25,170 | 21,048 | 25,227 | 5,692 | 23,428 | 21,239 |
| Newstead | E01028189 | 16,699 | 21,319 | 13,028 | 14,708 | 20,587 | 8,266 | 15,760 | 18,839 |
| Ravenshead | E01028198 | 30,317 | 24,985 | 30,040 | 25,192 | 24,986 | 15,964 | 30,472 | 32,005 |
| | E01028199 | 30,197 | 25,364 | 31,123 | 20,532 | 25,816 | 20,799 | 31,381 | 31,726 |
| | E01028200 | 25,122 | 14,165 | 29,279 | 24,437 | 22,037 | 9,274 | 30,096 | 16,077 |
| | E01028201 | 32,086 | 31,589 | 30,994 | 27,969 | 25,233 | 23,177 | 32,313 | 31,517 |
| Woodborough | E01028213 | 29,614 | 26,801 | 29,809 | 25,908 | 26,787 | 12,683 | 30,797 | 22,346 |

Source: Gedling Insight (Communities and Local Government – Indices of Deprivation, 2010)

SA Objective 1: Housing

Housing stock (2011)

Total number of dwellings on census day.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-----------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Dwellings | 50,878 | 17,361 | 22,105 | 870 | 1,644 | 3,071 | 955 | 985 | 2,541 | 930 |

Source: Gedling Insight (Census 2011)

Housing tenure (2011)

Breakdown of housing tenure on census day. Data is shown as a percentage of households.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Owned: Owned outright | 30.6 | 37.7 | 37.7 | 33.1 | 44.2 | 50.9 | 39.7 | 48.9 | 39.2 | 55.1 | 45.4 |
| Owned: Owned with a mortgage or loan | 32.8 | 37.6 | 36.6 | 39.3 | 37.3 | 34.6 | 37.1 | 33.3 | 36.3 | 36.2 | 27.1 |
| Social rented: Rented from council (local authority) | 9.4 | 4.0 | 5.2 | 4.1 | 1.4 | 0.8 | 3.6 | 1.9 | 4.6 | 0.3 | 1.1 |
| Social rented: Other | 8.3 | 6.0 | 6.2 | 6.8 | 4.8 | 2.4 | 7.3 | 3.6 | 7.6 | 1.1 | 3.3 |
| Private rented: Private landlord or letting agency | 15.4 | 11.9 | 11.5 | 13.8 | 9.1 | 8.3 | 8.9 | 8.4 | 9.4 | 4.6 | 20.4 |
| Private rented: Other | 1.4 | 1.3 | 1.3 | 1.3 | 1.1 | 1.5 | 1.6 | 1.9 | 1.1 | 0.8 | 1.1 |
| Living rent free | 1.3 | 1.1 | 1.0 | 1.0 | 0.9 | 1.3 | 1.3 | 1.0 | 1.6 | 1.9 | 1.4 |

Source: Gedling Insight (Census 2011)

Household composition (2011)

Households may be a family or they may consist of one person living alone or unrelated adults sharing. A family is a couple (married, civil partners or cohabiting), with or without children, or a lone parent with at least one child. Children may be dependent or non-dependent. A dependent child is any person aged 0-15 in a household or any person aged 16-18 in full time education and living in a family with their parent(s). Data is shown as a percentage of all households.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| One person household: Aged 65 and over | 12.4 | 12.8 | 12.9 | 12.3 | 12.3 | 16.9 | 12.9 | 13.9 | 11.3 | 14.8 | 12.9 |
| One person household: Aged 64 or under | 17.9 | 16.8 | 17.0 | 18.7 | 14.0 | 11.4 | 12.5 | 15.3 | 16.1 | 8.9 | 22.4 |
| One family only: All aged 65 and over | 8.1 | 9.7 | 9.8 | 7.9 | 12.6 | 14.9 | 9.8 | 14.0 | 7.9 | 17.1 | 15.7 |
| One family only: Married or same-sex civil partnership couple: Dependent children | 15.3 | 14.7 | 15.0 | 13.8 | 12.8 | 17.9 | 14.9 | 15.0 | 16.5 | 17.4 | 14.8 |
| One family only: Married or same-sex civil partnership couple: All children non-dependent | 5.6 | 6.2 | 6.1 | 5.9 | 5.0 | 5.7 | 8.1 | 6.0 | 6.6 | 6.5 | 5.1 |
| One family only: Married or same-sex civil partnership couple: No children | 12.3 | 13.8 | 13.4 | 12.3 | 19.0 | 16.0 | 14.9 | 16.5 | 16.0 | 20.2 | 17.5 |
| One family only: Cohabiting couple: No children | 5.3 | 5.7 | 5.2 | 6.4 | 6.8 | 4.4 | 5.8 | 5.8 | 5.5 | 3.6 | 3.5 |
| One family only: Cohabiting couple: Dependent children | 4.0 | 4.5 | 4.4 | 5.2 | 4.4 | 3.4 | 4.6 | 2.7 | 4.9 | 2.3 | 1.8 |
| One family only: Cohabiting couple: All children non-dependent | 0.5 | 0.6 | 0.7 | 0.6 | 0.1 | 0.4 | 0.6 | 0.4 | 0.8 | 0.4 | 0.1 |
| One family only: Lone parent: Dependent children | 7.1 | 6.9 | 7.4 | 7.7 | 5.4 | 3.7 | 7.4 | 3.3 | 4.2 | 3.2 | 1.7 |
| One family only: Lone parent: All children non-dependent | 3.5 | 3.5 | 3.7 | 3.7 | 2.6 | 2.0 | 4.2 | 2.7 | 3.6 | 2.3 | 1.8 |
| Other household types: With dependent children | 2.7 | 1.8 | 1.8 | 1.9 | 2.0 | 1.1 | 1.5 | 2.3 | 2.6 | 1.6 | 1.1 |
| Other household types: All full-time students | 0.6 | 0.0 | 0.0 | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Other household types: All aged 65 and over | 0.3 | 0.2 | 0.2 | 0.2 | 0.8 | 0.3 | 0.2 | 0.3 | 0.3 | 0.4 | 0.1 |
| Other household types: Other | 4.5 | 2.7 | 2.4 | 3.3 | 2.2 | 2.0 | 2.6 | 1.6 | 3.6 | 1.5 | 1.6 |

Source: Gedling Insight (Census 2011)

Type of housing accommodation (2011)

Breakdown of dwelling types on census day. Data is shown as a percentage of households.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Whole house or bungalow: Detached | 22.3 | 38.1 | 33.7 | 31.6 | 31.7 | 60.2 | 40.1 | 62.3 | 35.1 | 84.5 | 55.7 |
| Whole house or bungalow: Semi-detached | 30.7 | 34.5 | 35.4 | 37.3 | 26.1 | 25.4 | 44.6 | 20.0 | 29.5 | 10.1 | 16.8 |
| Whole house or bungalow: Terraced | 24.5 | 15.7 | 16.0 | 18.1 | 27.8 | 6.2 | 6.0 | 13.1 | 30.4 | 3.0 | 6.5 |
| Flat, maisonette or apartment: Purpose-built block of flats or tenement | 16.7 | 9.6 | 11.2 | 10.8 | 3.9 | 6.3 | 7.6 | 3.6 | 2.6 | 1.5 | 4.5 |
| Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits) | 4.3 | 0.9 | 0.7 | 1.3 | 0.1 | 0.9 | 0.4 | 0.5 | 1.6 | 0.3 | 0.4 |
| Flat, maisonette or apartment: In a commercial building | 1.1 | 0.8 | 0.7 | 0.9 | 0.2 | 0.9 | 1.0 | 0.5 | 0.6 | 0.5 | 0.3 |
| Caravan or other mobile or temporary structure | 0.4 | 0.5 | 0.0 | 0.0 | 10.1 | 0.2 | 0.3 | 0.0 | 0.1 | 0.1 | 15.8 |

Source: Gedling Insight (Census 2011)

Housing stock by Council Tax band (2011)

Dwellings allocated to each of the eight standard Council Tax bands in 2011. Data is shown as a percentage of all dwellings.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Band A | 28.2 | 27.0 | 33.2 | 51.0 | 7.9 | 35.7 | 6.0 | 47.6 | 0.9 | 25.1 |
| Band B | 28.7 | 35.8 | 32.9 | 20.4 | 8.5 | 21.1 | 14.8 | 8.8 | 4.2 | 5.8 |
| Band C | 19.4 | 16.0 | 22.1 | 12.2 | 24.7 | 23.0 | 21.7 | 9.6 | 12.6 | 8.6 |
| Band D | 12.6 | 14.0 | 7.9 | 10.2 | 24.5 | 12.6 | 22.5 | 8.0 | 28.0 | 7.4 |
| Band E | 7.0 | 5.2 | 3.0 | 4.1 | 17.5 | 5.5 | 18.1 | 6.9 | 31.8 | 26.2 |
| Band F | 2.5 | 1.2 | 0.7 | 1.0 | 11.2 | 1.3 | 9.8 | 5.8 | 12.0 | 16.3 |
| Band G | 1.6 | 0.6 | 0.2 | 0.8 | 5.6 | 0.7 | 6.8 | 11.5 | 9.2 | 10.1 |
| Band H | 0.2 | 0.0 | 0.0 | 0.2 | 0.2 | 0.1 | 0.3 | 1.9 | 1.4 | 0.5 |

Source: Nottingham Insight (Valuation Office)

Housing completions (net)

Number of new homes constructed during 1 April 2011 to 31 March 2015.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|------------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| 1 April 2011 – 31 March 2012 | 275 | 59 | 124 | 30 | 0 | 16 | 3 | 2 | 42 | -1 |
| 1 April 2012 – 31 March 2013 | 227 | 111 | 88 | 2 | 2 | 3 | 3 | 0 | 15 | 3 |
| 1 April 2013 – 31 March 2014 | 321 | 135 | 161 | 1 | 1 | 10 | 2 | 2 | 5 | 4 |
| 1 April 2014 – 31 March 2015 | 311 | 130 | 76 | 19 | 0 | 64 | 2 | 3 | 15 | 2 |
| Total | 1,134 | 435 | 449 | 52 | 3 | 93 | 10 | 7 | 77 | 8 |

Source: Gedling Borough Council

Housing types (new build only)

Number of 1, 2, 3 and 4+ bedroom houses and flats constructed during 1 April 2011 to 31 March 2015.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|------------------|--------------|-------------|--------------|------------------|------------------------------|-----------|---------|----------|------------|-------------|
| House 1 bedroom | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| House 2 bedroom | 153 | 66 | 53 | 9 | 0 | 6 | 1 | 0 | 17 | 1 |
| House 3 bedroom | 283 | 114 | 91 | 19 | 2 | 33 | 0 | 3 | 19 | 2 |
| House 4+ bedroom | 498 | 220 | 169 | 24 | 3 | 36 | 7 | 2 | 34 | 3 |
| Flat 1 bedroom | 30 | 5 | 24 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Flat 2 bedroom | 134 | 23 | 83 | 0 | 0 | 16 | 0 | 0 | 12 | 0 |
| Flat 3 bedroom | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Flat 4+ bedroom | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Gedling Borough Council

Number of housing completions – affordable homes delivered (for Gedling wide only)

New affordable homes delivered during 1 April 2011 to 31 March 2015.

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|---|---------|---------|---------|---------|
| Gedling wide – social rent homes | 42 | 7 | 7 | 0 |
| Gedling wide – affordable rent homes | n/a | 17 | 28 | 23 |
| Gedling wide – intermediate homes | 12 | 12 | 21 | 15 |
| Gedling wide – transfers and acquisitions * | 10 | 0 | 0 | 0 |
| Gedling wide – total | 64 | 36 | 56 | 38 |

* transfers and acquisitions are not included in the percentage of new affordable homes completed

n/a = data not collected

Source: Gedling Borough Council

Percentage of affordable homes delivered (for Gedling wide only)

New affordable homes delivered during 1 April 2011 to 31 March 2015. Data is shown as percentage.

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|--------------|---------|---------|---------|---------|
| Gedling wide | 20 % | 16 % | 17 % | 12 % |

Source: Gedling Borough Council

Number of homeless acceptances (for Gedling wide only)

Number of homeless acceptances.

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|--------------|---------|---------|---------|---------|
| Gedling wide | 63 | 56 | 51 | 74 |

Source: Gedling Borough Council

Number of vacant dwellings (for Gedling wide only)

Number of vacant dwellings in the Borough.

| | 2012 | 2013 | 2014 | 2015 |
|---|-------|-------|-------|-------|
| Gedling wide – private | 1,703 | 1,735 | 1,431 | 1,490 |
| Gedling wide – local authority | 1 | 3 | 3 | 0 |
| Gedling wide – registered social landlord | 33 | 31 | 53 | 34 |

Source: Council tax records (private), local authority records (local authority) and HCA Statistical Data Return (registered social landlord)

Number of gypsy and traveller pitches (for Gedling wide only)

A 'Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire Local Authorities (except Bassetlaw)' was undertaken and the final report was published in May 2007. This assessment stated that there are 3 sites within the Borough, totalling 13 pitches. However, it has not been possible to confirm the existence of two of these sites, so the assumption has been made that there are only 4 pitches for travelling showpeople in the Borough. The assessment concluded that an additional 4 permanent pitches were needed to be provided between 2007 and 2011 but, given the revision to the existing sites, this requirement is under review. An updated assessment of need is currently being undertaken in collaboration with neighbouring Authorities and is due to be published early 2016. Since April 2011, no additional pitches were delivered for gypsy and traveller communities in the Borough.

Source: Gedling Borough Council

Average house prices (for Gedling wide only)

Average house prices based on Land Registry data.

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 |
|--------------|----------|----------|----------|----------|----------|----------|----------|
| England | £168,500 | £178,000 | £174,000 | £170,000 | £185,000 | £180,000 | £183,500 |
| Gedling wide | £135,000 | £136,998 | £125,000 | £130,000 | £135,000 | £130,000 | £127,500 |

Source: Department for Communities and Local Government (Table 586, latest update April 2014) ³

Average house prices for dwelling types (for Gedling wide only)

Average house prices between April 2012 and March 2013 in urban and rural areas.

| | England | | Gedling Borough | |
|------------------|----------|----------|-----------------|----------|
| | Urban | Rural | Urban | Rural |
| Detached | £331,400 | £348,100 | £193,200 | £250,100 |
| Semi-detached | £206,900 | £202,600 | £119,500 | £152,700 |
| Flat and terrace | £226,300 | £176,200 | £93,600 | £142,800 |

Source: Department for Environment, Food & Rural Affairs (latest update June 2013) ⁴

³ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>

⁴ <https://www.gov.uk/government/statistical-data-sets/rural-statistics-local-level-data-sets>

SA Objective 2: Health

Life expectancy at birth (for Gedling wide only)

| | 2004-06 | 2005-07 | 2006-08 | 2007-09 | 2008-10 | 2011-13 |
|------------------------|---------|---------|---------|---------|---------|---------|
| Gedling wide – males | 78.60 | 78.60 | 78.45 | 79.00 | 79.50 | 79.50 |
| Gedling wide – females | 82.20 | 82.20 | 82.39 | 82.30 | 83.00 | 83.00 |

Source: Neighbourhood Statistics

General health (2011)

Usual residents were asked to assess their general state of health on census day. Data is shown as a percentage of population.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|------------------|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Very good health | 47.2 | 45.1 | 44.6 | 45.1 | 41.8 | 47.4 | 44.8 | 45.4 | 44.1 | 47.2 | 47.4 |
| Good health | 34.2 | 35.2 | 35.8 | 34.8 | 33.7 | 35.2 | 34.4 | 35.3 | 36.4 | 34.3 | 35.8 |
| Fair health | 13.1 | 14.5 | 14.3 | 14.8 | 17.1 | 13.7 | 14.7 | 14.7 | 14.1 | 13.9 | 13.2 |
| Bad health | 4.3 | 4.1 | 4.1 | 4.1 | 6.3 | 3.0 | 4.7 | 3.7 | 4.2 | 3.7 | 2.9 |
| Very bad health | 1.3 | 1.2 | 1.2 | 1.2 | 1.3 | 0.7 | 1.4 | 0.8 | 1.2 | 1.0 | 0.7 |

Source: Gedling Insight (Census 2011)

Number of health facilities

Number of health facilities i.e. number of health practices (each often with more than one doctor).

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Health facilities | 15 | 4 | 7 | 0 | 2 | 1 | 0 | 0 | 1 | 0 |

Source: Nottingham Primary Care Trust (2012)

SA Objective 3: Heritage

Number of Conservation Areas (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Conservation Areas with Management Plans | 3 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 |
| Conservation Areas without Management Plans | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 |
| Total | 6 | 0 | 0 | 1 | 0 | 1 | 1 | 2 | 0 | 1 |

Source: Gedling Borough Council

Number of Listed Buildings (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Grade I | 6 | 0 | 1 | 0 | 1 | 0 | 1 | 3 | 0 | 0 |
| Grade II* | 15 | 5 | 0 | 2 | 0 | 1 | 0 | 5 | 0 | 2 |
| Grade II | 168 | 21 | 13 | 9 | 9 | 16 | 6 | 73 | 7 | 14 |
| Total | 189 | 26 | 14 | 11 | 10 | 17 | 7 | 81 | 7 | 16 |
| Grade I at risk | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Grade II* at risk | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Grade II at risk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Historic England (previously known as English Heritage)

Number of Registered Parks and Gardens (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--------------------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Registered Parks and Gardens | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 0 | 0 |
| Registered Parks and Gardens at risk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Historic England (previously known as English Heritage)

Number of Scheduled Ancient Monuments (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-------------------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Scheduled Ancient Monuments | 9 | 0 | 0 | 1 | 0 | 3 | 1 | 4 | 0 | 0 |
| Scheduled Ancient Monuments at risk | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |

Source: Historic England (previously known as English Heritage)

SA Objective 4: Crime

Crimes (2012)

Total numbers of crimes. Data is shown for the year 2012.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---------------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| All crime (all categories) | 4,984 | 1800 | 2204 | 69 | 82 | 260 | 67 | 152 | 118 | 32 |
| Burglary of a domestic dwelling | 308 | 123 | 115 | 1 | 4 | 27 | 12 | 8 | 8 | 3 |
| Burglary other than dwellings | 193 | 70 | 80 | 5 | 4 | 6 | 3 | 5 | 6 | 6 |
| Business crime | 1,158 | 424 | 570 | 6 | 20 | 38 | 26 | 24 | 22 | 8 |
| Criminal damage | 937 | 314 | 436 | 7 | 10 | 43 | 6 | 41 | 22 | 5 |
| Drug offences | 299 | 79 | 159 | 3 | 12 | 12 | 3 | 7 | 1 | 1 |
| Robbery | 84 | 34 | 40 | 1 | 1 | 0 | 0 | 1 | 2 | 1 |
| Theft of a motor vehicle | 77 | 32 | 26 | 0 | 1 | 5 | 1 | 4 | 5 | 1 |
| Theft from a motor vehicle | 484 | 205 | 189 | 4 | 12 | 15 | 21 | 11 | 8 | 5 |
| Violence against a person | 970 | 346 | 406 | 21 | 8 | 97 | 7 | 26 | 11 | 3 |

Source: Nottingham Insight (Nottinghamshire Police)

SA Objective 5: Social

Number of local facilities

Only Gedling Borough owned community centres are included in the figure. Only Gedling Borough owned and Ravenshead Parish owned leisure centres are included in the figure. Figure on private community centres and leisure centres unknown. Only county owned libraries are included in the figure.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-------------------|--------------|-------------|--------------|------------------|------------------------------|-----------|---------|----------|------------|-------------|
| Community centres | 7 | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leisure centres | 6 | 2 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 |
| Libraries | 9 | 2 | 4 | 0 | 1 | 1 | 0 | 0 | 1 | 0 |

Source: Gedling Borough Council (2013) and Nottinghamshire County Council (2013)

SA Objective 6: Environment, Biodiversity and Green Infrastructure
SA Objective 7: Landscape

Number of Local Wildlife Sites* (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-----------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Local Wildlife Sites (LWSs) | 86 | 0 | 6 | 7 | 11 | 14 | 10 | 25 | 8 | 3 |

* previously known as Sites Biological Sites of Importance for Nature Conservation (SINCs)
 Source: Nottinghamshire Biological and Geological Records Centre (2015)

Number of Sites of Special Scientific Interest, National Nature Reserves and Local Nature Reserves (2015)

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Sites of Special Scientific Interest (SSSIs) | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| National Nature Reserves (NNRs) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Local Nature Reserves (LNRs) | 4 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |

Source: Natural England (SSSIs) and Gedling Borough Council (NNRs and LNRs)

Woodland area

The amount of woodland area in hectares (ha).

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|-----------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Area of woodland area | 1791.19 | 47.63 | 94.49 | 134.36 | 64.98 | 574.08 | 67.02 | 390.58 | 387.05 | 31.00 |

Source: Forestry Commission (2011)

Area of Ancient Woodland

The amount of ancient woodland in hectares (ha). Includes area of Ancient and Semi-Natural Woodland and Ancient Replanted Woodland.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Area of ancient woodland | 68.94 | 0.00 | 4.59 | 0.00 | 7.31 | 12.23 | 0.21 | 14.68 | 29.86 | 0.06 |

Source: English Nature (2011)

SA Objective 8: Natural Resources and Flooding

SA Objective 9: Waste

SA Objective 10: Energy and Climate Change

Planning permissions granted contrary to Environment Agency advice

Number of planning permissions granted contrary to Environment Agency advice on water quality grounds and flood defence grounds.

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|---------------------------------|---------|---------|---------|---------|
| Flood grounds | 0 | 0 | 0 | 0 |
| Water quality grounds | 0 | 0 | 0 | 0 |
| Flood and water quality grounds | 0 | 0 | 0 | 0 |

Source: Gedling Borough Council

Household waste (for Gedling wide only)

Percentage of waste recycled for the Borough.

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|--------------------------------|---------|---------|---------|---------|
| Gedling wide – household waste | 38.34 % | 37.86 % | 38.27% | 38.46% |

Source: Gedling Borough Council

Electricity use per meter (for Gedling wide only)

Amount of electricity consumed by domestic and industrial/commercial users per meter in kilowatt hours (kWh).

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|--------|--------|--------|--------|--------|--------|
| Gedling wide – by domestic users | 4,376 | 4,323 | 4,105 | 4,053 | 4,069 | 3,986 |
| Gedling wide – by industrial/commercial users | 74,008 | 66,050 | 69,228 | 65,808 | 65,622 | 61,662 |
| Gedling wide – total | 78,384 | 70,373 | 73,333 | 69,861 | 69,691 | 65,648 |

Source: Department of Energy and Climate Change (latest update March 2013) ⁵

⁵ <https://www.gov.uk/government/organisations/department-of-energy-climate-change/series/sub-national-electricity-consumption-data>

Gas use per meter (for Gedling wide only)

Amount of gas consumed by domestic and industrial/commercial users per meter in kilowatt hours (kWh).

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---------|---------|---------|---------|---------|---------|
| Gedling wide – by domestic users | 19,736 | 19,121 | 18,386 | 16,661 | 16,544 | 15,529 |
| Gedling wide – by industrial/commercial users | 509,675 | 524,694 | 564,339 | 776,495 | 930,328 | 880,835 |
| Gedling wide – total | 529,411 | 543,815 | 582,725 | 793,156 | 946,872 | 896,364 |

Source: Department of Energy and Climate Change (latest update March 2013) ⁶

Energy consumed from petroleum products by users (for Gedling wide only)

Amount of energy consumed from petroleum products by different users in gigawatt hours (GWh).

| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|-------|-------|-------|-------|-------|-------|
| Gedling wide – by domestic users | 2.7 | 2.7 | 2.7 | 2.8 | 2.8 | 2.8 |
| Gedling wide – by industrial/commercial users | 69.4 | 62.5 | 63.8 | 213.2 | 228.8 | 243.8 |
| Gedling wide – by road users | 392.9 | 396.8 | 402.4 | 396.4 | 385.9 | 373.6 |
| Gedling wide – by rail users | 3.3 | 3.2 | 3.3 | 3.3 | 3.3 | 3.3 |
| Gedling wide – total | 468.3 | 465.3 | 472.3 | 615.8 | 620.7 | 623.5 |

Source: Department of Energy and Climate Change (latest update March 2013) ⁷

⁶ <https://www.gov.uk/government/organisations/department-of-energy-climate-change/series/sub-national-gas-consumption-data>

⁷ <https://www.gov.uk/government/organisations/department-of-energy-climate-change/series/total-final-energy-consumption-at-sub-national-level>

SA Objective 11: Transport

Households accessibility to key facilities (2012)

The percentage of households that have access to key facilities within 30 minutes by public transport in 2012. This is a calculation of the accessibility of key facilities measured by the number of domestic addresses within 30 minutes journey time by public transport (bus, tram, or rail). Parameters are: Mondays between 8.00 and 10.00a.m., no more than a 800 metre walk either from the origin, or to the destination, and with no more than 500 metres between service/mode interchanges. Occasionally substantial differences may occur between updates; these are caused by small differences in journey times which in turn results in variations in the number of domestic addresses that fall into the two time thresholds. Data is shown as a percentage of households.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Accessibility of households to a GP | 99.6 | 100.0 | 100.0 | 81.3 | 100.0 | 99.8 | 100.0 | 95.0 | 99.7 | 100.0 |
| Accessibility of households to a hospital | 83.3 | 100.0 | 87.0 | 80.7 | 0.0 | 80.0 | 95.0 | 75.1 | 37.9 | 0.1 |
| Accessibility of households to a primary school | 99.6 | 100.0 | 100.0 | 82.9 | 100.0 | 99.9 | 100.0 | 95.0 | 99.8 | 100.0 |
| Accessibility of households to a secondary school | 99.7 | 100.0 | 100.0 | 90.8 | 100.0 | 99.4 | 99.5 | 95.0 | 99.6 | 100.0 |
| Accessibility of households to further education | 94.0 | 99.7 | 100.0 | 80.1 | 89.6 | 42.6 | 86.9 | 94.2 | 99.1 | 22.4 |
| Accessibility of households to a Council run leisure centre | 99.0 | 100.0 | 99.7 | 81.3 | 86.3 | 99.4 | 96.6 | 100.0 | 99.7 | 100.0 |

Source: Nottinghamshire County Council

SA Objective 12: Employment

SA Objective 13: Innovation

SA Objective 14: Economic Structure

Economically Active and Economically Inactive (2011)

Economic activity relates to whether or not a person who was aged 16 to 74 was working or looking for work in the week before census. Data is shown as a percentage of all 16 to 74 year olds.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Economically active: Employee: Part-time | 13.7 | 15.5 | 16.3 | 15.1 | 13.8 | 15.0 | 16.6 | 16.5 | 13.9 | 15.2 | 13.4 |
| Economically active: Employee: Full-time | 38.6 | 39.8 | 39.6 | 41.8 | 40.2 | 35.3 | 38.9 | 33.1 | 36.5 | 34.5 | 34.0 |
| Economically active: Self-employed | 9.8 | 9.3 | 8.2 | 9.0 | 8.4 | 14.2 | 9.2 | 15.4 | 12.4 | 12.4 | 13.5 |
| Economically active: Unemployed | 4.4 | 4.1 | 4.3 | 4.4 | 4.4 | 2.4 | 3.8 | 2.5 | 4.6 | 1.8 | 2.7 |
| Economically active: Full-time student | 3.4 | 2.7 | 2.8 | 2.8 | 1.8 | 2.4 | 2.5 | 2.5 | 2.5 | 2.3 | 1.8 |
| Economically inactive: Retired | 13.7 | 16.5 | 16.4 | 14.5 | 21.1 | 21.6 | 16.4 | 22.2 | 16.2 | 25.2 | 26.2 |
| Economically inactive: Student | 5.8 | 3.6 | 3.8 | 3.7 | 2.9 | 2.8 | 3.1 | 2.6 | 3.9 | 3.4 | 2.8 |
| Economically inactive: Looking after home or family | 4.4 | 3.3 | 3.6 | 3.3 | 2.5 | 2.8 | 3.2 | 2.1 | 3.9 | 2.2 | 2.3 |
| Economically inactive: Long-term sick or disabled | 4.1 | 3.6 | 3.7 | 3.9 | 3.8 | 1.7 | 4.6 | 2.0 | 3.7 | 2.1 | 1.8 |
| Economically inactive: Other | 2.2 | 1.5 | 1.5 | 1.6 | 1.1 | 1.8 | 1.7 | 1.2 | 2.4 | 0.9 | 1.5 |

Source: Gedling Insight (Census 2011)

Industry (2011)

The industry in which a person aged 16 to 74 works relates to their main job, and is derived from information provided on the main activity of their employer or business. Data is shown as the percentage of all 16-74 year olds in employment.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Agriculture, forestry and fishing | 0.8 | 0.4 | 0.2 | 0.2 | 1.9 | 0.2 | 0.8 | 2.0 | 2.6 | 1.2 | 1.2 |
| Mining and quarrying | 0.2 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.1 | 0.4 | 0.2 | 0.2 | 0.3 |
| Manufacturing | 8.9 | 9.1 | 8.1 | 9.8 | 8.3 | 8.5 | 9.4 | 8.4 | 12.1 | 9.4 | 8.2 |
| Electricity, gas, steam and air conditioning supply | 0.6 | 1.3 | 1.4 | 1.1 | 2.4 | 0.8 | 1.4 | 0.8 | 1.0 | 1.3 | 1.2 |
| Water supply; sewerage, waste management and remediation activities | 0.7 | 0.7 | 0.5 | 0.9 | 0.4 | 0.4 | 0.7 | 0.4 | 0.5 | 0.3 | 0.2 |
| Construction | 7.7 | 9.2 | 8.6 | 9.6 | 8.5 | 10.3 | 9.0 | 11.0 | 7.9 | 8.9 | 10.8 |
| Wholesale and retail trade; repair of motor vehicles and motor cycles | 15.9 | 17.6 | 17.7 | 18.2 | 16.4 | 14.6 | 17.4 | 16.5 | 17.0 | 13.9 | 17.8 |
| Transport and storage | 5.0 | 4.4 | 4.3 | 5.0 | 5.2 | 2.5 | 3.2 | 2.1 | 4.9 | 2.4 | 3.6 |
| Accommodation and food service activities | 5.6 | 4.3 | 4.0 | 4.4 | 3.4 | 4.2 | 5.9 | 3.5 | 5.5 | 4.1 | 3.3 |
| Information and communication | 4.1 | 3.0 | 2.9 | 3.1 | 4.0 | 3.4 | 2.2 | 2.7 | 3.6 | 2.7 | 3.2 |
| Financial and insurance activities | 4.4 | 2.6 | 2.6 | 2.5 | 1.9 | 3.1 | 1.9 | 2.3 | 2.1 | 3.4 | 3.3 |
| Real estate activities | 1.5 | 1.7 | 1.6 | 1.7 | 2.0 | 1.3 | 1.3 | 2.3 | 1.6 | 1.6 | 2.9 |
| Professional, scientific and technical activities | 6.7 | 5.4 | 5.1 | 5.3 | 5.3 | 8.3 | 3.8 | 8.6 | 4.8 | 7.2 | 7.3 |
| Administrative and support service activities | 4.9 | 4.0 | 3.6 | 4.3 | 5.3 | 4.3 | 4.2 | 3.6 | 4.4 | 2.8 | 3.5 |
| Public administration and defence; compulsory social security | 5.9 | 7.3 | 7.9 | 6.7 | 6.3 | 7.7 | 8.1 | 5.9 | 6.4 | 8.4 | 4.6 |
| Education | 9.9 | 10.8 | 11.5 | 10.0 | 9.5 | 13.8 | 9.8 | 11.7 | 8.5 | 13.4 | 10.1 |
| Human health and social work activities | 12.4 | 13.9 | 15.1 | 12.8 | 14.2 | 12.7 | 15.4 | 12.6 | 12.0 | 14.4 | 15.5 |
| Other | 5.0 | 4.6 | 4.7 | 4.4 | 4.9 | 3.8 | 5.7 | 5.5 | 5.1 | 4.6 | 2.8 |

Source: Gedling Insight (Census 2011)

Number of local business units

Number of local business units by industry between April 2011 and March 2012 in urban and rural areas. A local business unit is individual site, i.e. factory or shop based on Inter-Departmental Business Register (IDBR) Local Unit dataset.

| | Urban | Rural |
|--|-------|-------|
| Agriculture, forestry and fishing | 10 | 65 |
| Wholesale and retail trade; repair of motor vehicles | 590 | 130 |
| Professional, scientific and technical services | 270 | 130 |
| Construction | 430 | 135 |
| Tourism and recreation | 205 | 65 |
| Public Administration, Education and Health | 330 | 95 |
| Administrative and support service activities | 155 | 40 |
| Manufacturing | 185 | 45 |
| Other | 475 | 145 |
| Total | 2,645 | 855 |

Source: Department for Environment, Food & Rural Affairs (latest update June 2013) ⁸

Business size

Number of local business units by employee number between April 2011 and March 2012 in urban and rural areas. A local business unit is individual site, i.e. factory or shop based on Inter-Departmental Business Register (IDBR) Local Unit dataset.

Larger business refers to business consisting of 2 or more units.

| | Urban | Rural |
|--|-------|-------|
| >=250 employees | 5 | n/a |
| >=250 employees – units being part of a larger business | 5 | n/a |
| 50 – 249 employees | 75 | 10 |
| 50 – 249 employees – units being part of a larger business | 50 | 5 |
| 1 – 49 employees | 2,255 | 700 |
| 1 – 49 employees – units being part of a larger business | 490 | 100 |
| With no employees | 310 | 145 |
| With no employees – units being part of a larger business | n/a | n/a |
| Total | 2,645 | 855 |

Source: Department for Environment, Food & Rural Affairs (latest update June 2013) ⁹

⁸ <https://www.gov.uk/government/statistical-data-sets/rural-statistics-local-level-data-sets>

⁹ See previous footnote.

Socio-Economic Classification (2011)

The National Statistics Socio-economic Classification provides an indication of socio-economic position based on occupation on census day. Data is shown as a percentage of 16 to 74 year olds.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Higher managerial, administrative and professional occupations | 10.4 | 9.8 | 9.3 | 8.7 | 9.8 | 17.3 | 7.6 | 14.2 | 12.0 | 16.3 | 17.4 |
| Large employers and higher managerial and administrative occupations | 2.4 | 2.5 | 2.2 | 2.3 | 2.7 | 4.3 | 2.3 | 3.6 | 4.0 | 4.5 | 4.5 |
| Higher professional occupations | 8.0 | 7.3 | 7.0 | 6.4 | 7.0 | 13.1 | 5.2 | 10.6 | 8.0 | 11.8 | 12.9 |
| Lower managerial, administrative and professional occupations | 20.9 | 22.5 | 22.4 | 21.1 | 21.1 | 28.6 | 21.3 | 23.8 | 21.0 | 31.8 | 26.4 |
| Intermediate occupations | 12.8 | 14.9 | 15.6 | 14.8 | 13.9 | 14.4 | 14.9 | 14.5 | 11.4 | 14.6 | 12.5 |
| Small employers and own account workers | 9.4 | 9.6 | 8.5 | 9.5 | 9.4 | 13.0 | 9.8 | 15.0 | 12.6 | 11.8 | 12.5 |
| Lower supervisory and technical occupations | 6.9 | 7.7 | 7.4 | 8.3 | 8.4 | 5.7 | 8.7 | 6.1 | 6.3 | 5.0 | 6.4 |
| Semi-routine occupations | 14.0 | 14.3 | 14.9 | 15.2 | 16.2 | 8.6 | 16.5 | 10.0 | 12.5 | 8.3 | 9.3 |
| Routine occupations | 11.0 | 11.1 | 11.2 | 12.0 | 12.7 | 5.3 | 12.1 | 8.8 | 13.2 | 4.9 | 8.3 |
| Never worked and long-term unemployed | 5.6 | 4.0 | 4.3 | 4.2 | 3.9 | 2.0 | 3.6 | 2.8 | 4.8 | 1.8 | 2.6 |
| Never worked | 3.9 | 2.4 | 2.6 | 2.6 | 2.3 | 1.0 | 2.4 | 1.9 | 3.4 | 1.1 | 1.6 |
| Long-term unemployed | 1.7 | 1.5 | 1.7 | 1.6 | 1.6 | 1.0 | 1.2 | 0.9 | 1.4 | 0.7 | 1.0 |
| Full-time students | 9.0 | 6.1 | 6.5 | 6.3 | 4.7 | 5.1 | 5.6 | 4.9 | 6.2 | 5.6 | 4.5 |

Source: Gedling Insight (Census 2011)

Unemployment

Unemployment estimates.

| | United Kingdom | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|------------|----------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| March 2011 | 3.8 | 3.3 | 3.7 | 3.8 | 3.0 | 1.4 | 3.1 | 1.8 | 3.7 | 1.0 | 1.9 |
| March 2012 | 4.1 | 3.8 | 4.2 | 4.3 | 3.7 | 1.9 | 3.6 | 1.9 | 4.7 | 1.1 | 1.9 |
| March 2013 | 3.9 | 3.5 | 4.1 | 3.8 | 3.4 | 1.5 | 3.1 | 1.8 | 4.4 | 0.9 | 1.9 |
| March 2014 | 2.9 | 2.4 | 2.8 | 1.8 | 2.5 | 0.9 | 2.0 | 1.4 | 3.5 | 0.7 | 1.2 |
| March 2015 | 2 | 1.7 | 2.7 | 2.0 | 1.5 | 0.8 | 1.1 | 0.5 | 2.6 | 0.5 | 1.2 |

Source: Nottinghamshire County Council – Employment Bulletins ¹⁰

Business demography (for Gedling wide only)

Numbers of new businesses, businesses that are active and businesses that closed.

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|--|-------|-------|-------|-------|-------|-------|
| Gedling wide – number of new businesses (births) | 375 | 405 | 380 | 330 | 285 | 310 |
| Gedling wide – number of active businesses | 3,265 | 3,365 | 3,430 | 3,450 | 3,395 | 3,305 |
| Gedling wide – number of businesses that closed (deaths) | 310 | 330 | 305 | 405 | 360 | 310 |

Source: ONS Business Demography (2011) ¹¹

¹⁰ <http://www.nottinghamshire.gov.uk/living/business/economicdata/employmentbulletins>

¹¹ <http://www.ons.gov.uk/ons/rel/bus-register/business-demography/index.html>

Qualifications (2011)

The qualifications classification enables estimates to be produced of the percentage of the population obtaining the highest level of the academic and vocational or professional qualifications. Data shown as a percentage of people aged 16+.

| | England | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|--|---------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| No formal qualifications | 22.5 | 23.6 | 25.1 | 24.7 | 33.2 | 18.8 | 25.9 | 22.4 | 24.0 | 14.1 | 19.4 |
| Level 1 qualifications (4 GCSE's or equivalent) | 13.3 | 13.7 | 14.0 | 14.8 | 11.8 | 10.4 | 14.8 | 10.9 | 13.7 | 9.5 | 10.0 |
| Level 2 qualifications (5 GCSE's or equivalent) | 15.2 | 15.8 | 15.7 | 16.2 | 14.2 | 14.6 | 16.1 | 15.9 | 15.6 | 14.6 | 14.7 |
| Level 3 qualifications (2 or more A-levels or equivalent) | 12.4 | 12.9 | 12.9 | 13.6 | 11.1 | 10.8 | 12.3 | 11.6 | 10.1 | 12.4 | 10.7 |
| Level 4 qualifications and above (Bachelors degree or equivalent, and high qualifications) | 27.4 | 25.3 | 23.7 | 21.9 | 21.4 | 38.3 | 21.9 | 29.9 | 27.7 | 40.4 | 36.5 |
| Other qualifications | 5.7 | 4.1 | 4.1 | 4.2 | 3.9 | 3.0 | 4.3 | 4.0 | 4.7 | 4.4 | 3.4 |
| Apprenticeship | 3.6 | 4.6 | 4.4 | 4.6 | 4.5 | 4.1 | 4.7 | 5.4 | 4.2 | 4.4 | 5.3 |

Source: Gedling Insight (Census 2011)

New employment floorspace

Amount of new floorspace over the threshold of 0.4 hectares or 1,000 sqm (gross internal floorspace) constructed for business uses (in sqm) during 1 April 2006 to 31 March 2015.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| New floorspace – for B1a offices | 6,530 | 0 | 6,530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for B1b research and development | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for B1c light industry | 1,166 | 0 | 1,166 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for B2 general industry | 4,508 | 0 | 4,508 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for B8 storage or distribution centres | 1,800 | 0 | 0 | 1,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for mixed | 12,809 | 0 | 4,915 | 0 | 0 | 6,644 | 0 | 1,250 | 0 | 0 |
| New floorspace – total | 26,813 | 0 | 17,119 | 1,800 | 0 | 6,644 | 0 | 1,250 | 0 | 0 |

Source: Gedling Borough Council

Employment land lost to other uses

Amount of employment land (over 0.1 hectares) lost to housing and other uses (in ha) during 1 April 2006 to 31 March 2015.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|------------------------------------|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| Employment land lost to housing | 1.02 | 0.33 | 0.69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Employment land lost to other uses | 1.03 | 0 | 1.03 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Gedling Borough Council

New floorspace for retail and leisure development – in Arnold Town Centre

There has been no new floorspace over the threshold¹² constructed for retail and leisure development (in sqm) in Arnold Town Centre during 1 April 2006 to 31 March 2015.

Source: Gedling Borough Council

New floorspace for retail and leisure development – within Gedling Borough (outside Arnold Town Centre)

Amount of new floorspace over the threshold¹³ constructed for retail and leisure development (in sqm) within the Borough and outside Arnold Town Centre during 1 April 2006 to 31 March 2015.

| | Gedling wide | Arnold area | Carlton area | Bestwood Village | Burton Joyce/ Stoke Bardolph | Calverton | Lambley | Newstead | Ravenshead | Woodborough |
|---|--------------|-------------|--------------|------------------|---------------------------------|-----------|---------|----------|------------|-------------|
| New floorspace – for A1 retail | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for A2 financial and professional services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – for D2 assembly and leisure | 3,850 | 0 | 3,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New floorspace – total | 3,850 | 0 | 3,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: Gedling Borough Council

¹² 2,500 sqm and 1,000 sqm (gross internal floorspace) for use classes A1 and A2 respectively. 0.4 hectares or 1,000 sqm (gross internal floorspace) for D2.

¹³ See previous footnote.

Appendix A4: SA Framework and SA Matrix

SA Scoring

The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

| | |
|----------------------------|----|
| Major positive | ++ |
| Minor positive | + |
| Neutral / Not relevant | 0 |
| Minor negative | - |
| Major negative | -- |
| Uncertain – effect unknown | ? |

SA Framework for Policy Assessment

| | Decision Making Criteria |
|---|--|
| SA Objectives | Policy Questions |
| 1. Housing To ensure that the housing stock meets the housing needs | Will it increase the range and affordability of housing for all social groups? |
| | Will it reduce homelessness? |
| | Will it reduce the number of unfit/vacant homes? |
| 2. Health To improve health and reduce health inequalities | Will it reduce health inequalities? |
| | Will it improve access to health services? |
| | Will it increase the opportunities for recreational physical activity? |
| 3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) | Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings? |
| | Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character? |
| | Will it conserve and enhance the archaeological environment? |
| | Will it protect/improve access and enjoyment of the historic environment? |
| | Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities? |
| 4. Crime To improve community safety, reduce crime and the fear of crime | Will it reduce crime and the fear of crime? |
| | Will it increase the prevalence of diversionary activities? |
| | Will it contribute to a safe secure built environment through designing out crime? |
| 5. Social To promote and support the development and growth of social capital | Will it protect and enhance existing cultural assets? |
| | Will it improve access to, encourage engagement with and residents satisfaction in community activities? |
| | Will it improve ethnic and intergenerational relations? |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Will it help protect and improve biodiversity and avoid harm to protected species? |
| | Will it increase, maintain and enhance sites designated for their nature conservation interest? |
| | Will it conserve and enhance the geological environment? |
| | Will it help protect and improve habitats? |
| | Will it maintain and enhance woodland cover and management? |
| | Will it provide new open space? |

| | Decision Making Criteria |
|--|---|
| | Will it improve the quality of existing open space? |
| | Will it encourage and protect Green Infrastructure opportunities? |
| 7. Landscape | Does it respect identified landscape character? |
| To protect and enhance the landscape character, including heritage and its setting | Does it have a positive impact on visual amenity? |
| 8. Natural Resources | Will it improve water quality? |
| To prudently manage the natural resources including water, air quality, soils and minerals | Will it conserve water? |
| | Will it increase levels of air pollution? |
| | Will it lead to reduced consumption of raw materials? |
| | Will it promote the use of sustainable design, materials and construction techniques? |
| | Will it prevent the loss of greenfield land to development? |
| | Will it protect the best and most versatile agricultural land? |
| 9. Flooding | Will it minimise flood risk? |
| To minimise the risk of flooding and steer development away from areas at highest flood risk | |
| 10. Waste | Will it reduce household and commercial waste per head? |
| To minimise waste and increase the re-use and recycling of waste materials | Will it increase waste recovery and recycling per head? |
| | Will it reduce hazardous waste? |
| | Will it reduce waste in the construction industry? |
| 11. Energy and Climate Change | Will it improve energy efficiency of new buildings? |
| To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources | Will it support the generation and use of renewable energy? |
| | Will it support the development of community energy systems? |
| | Will it ensure that buildings are able to deal with future changes in climate? |
| 12. Transport | Will it use and enhance existing transport infrastructure? |
| To make efficient use of the existing transport infrastructure, help reduce the need to travel | Will it help to develop a transport network that minimises the impact on the environment? |
| | Will it reduce journeys undertaken by car by encouraging alternative modes of transport? |

| | Decision Making Criteria |
|--|--|
| by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Will it increase accessibility to services and facilities? |
| 13. Employment To create high quality employment opportunities | Will it improve the diversity and quality of jobs? |
| | Will it reduce unemployment? |
| | Will it increase average income levels? |
| 14. Innovation To develop a strong culture of enterprise and innovation | Will it increase levels of qualification? |
| | Will it create jobs in high knowledge sectors? |
| | Will it encourage graduates to live and work within the plan areas? |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Will it provide land and buildings of a type required by businesses? |
| | Will it provide the required infrastructure? |
| | Will it provide business/ university clusters? |

SA Matrix for Site Assessment

| Decision Making Criteria | | Matrix | | | | | | |
|--|---|---|---|-----------------------------|---|--|--|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- | | |
| 1. Housing To ensure that the housing stock meets the housing needs | Is the site allocated for housing? | Provides 50+ homes in the urban area | Provides up to 49 homes in the urban area | Does not provide housing | Loss of up to 49 homes in the urban area | Results in loss of 50+ homes in the urban area | | |
| | Is the site allocated for gypsy, traveller and travelling showpeople? | Provides 10+ homes in the rural area | Provides up to 9 homes in the rural area | | | | Results in loss of up to 9 homes in the rural area | Results in loss of 10+ homes in the rural area |
| | | Provides for gypsy, traveler and travelling showpeople | | | | | | |
| 2. Health To improve health and reduce health inequalities | Is the site within 30 minutes travel time of a health facility? | Within 400 metres walking distance of health facilities | Access to health facilities within 30 minutes travel time of public transport, walking or cycling | | Not within 400 metres walking distance of health facilities | Access to health facilities and / or recreational area not within 30 minutes travel time of public transport, walking or cycling | | |
| | Is the site within 400 m walking distance of a recreational area? | | Within 400 metres walking distance of recreational open space | | | | Results in loss of recreational open space | |
| | Will the development result in a loss of outdoor recreational space? | | | | | | | |

| Decision Making Criteria | | Matrix | | | | |
|---|--|---|---|---|---|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 5. Social To promote and support the development and growth of social capital | Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.? | Within 400 metres walking distance of at least two community facilities | Access to community facilities by public transport, walking and cycling within 30 minutes travel time of public transport, walking or cycling | | Not within 400 metres walking distance of any community facilities | Access to community facilities not within 30 minutes travel time of public transport, walking or cycling Results in loss of existing community facilities |
| | Will the development result in a loss of a community facility? | | | | | |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Will it create net biodiversity gain? | Creates net increase in biodiversity or existing habitats | Improves underused or undervalued open space Provide 10% open space on existing brownfield land | No impact (beyond providing 10% open space on existing greenfield land) | Site adjacent open space, biodiversity or designated site of nature conservation interest Results in loss of hedgerows and trees | Results in partly or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest |
| | Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest? | | | | | |
| | Is the site adjacent to a designated site of nature conservation interest? | | | | | |
| | Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? | | | | | |
| | Will the site include the provision on-site or off-site open space? | | | | | |
| | Will the development involve the loss of existing open space? | | | | | |
| | Will the development improve the underused or undervalued open space? | | | | | |

| Decision Making Criteria | | Matrix | | | | |
|--|---|----------------------|---------------------|--|---|---|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk | Is the site within or adjacent EA flood zone - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? | | | Not within flood zone 2 or 3 | Within flood zone 2 | Within flood zone 3 |
| | Can surface water run-off be appropriately managed without increasing flood risk elsewhere? | | | Within area of very low risk of surface water run-off | Within area of low to medium risk of surface water run-off | Within area of high risk of surface water run-off |
| 10. Waste To minimise waste and increase the re-use and recycling of waste materials | Will the development reduce household and commercial waste per head? | | | | All sites will result in increased household and commercial waste | |
| 11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources | Will the development include provision of renewable technology? | | | Housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures | | |
| | Is the development for renewable energy? | | | | | |
| | Is the site for the development of community energy systems? | | | | | |

| Decision Making Criteria | | Matrix | | | | |
|--|--|---|---|--|--|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Is the site accessible by public transport? | Within 400 metres walking distance to a bus/rail/tram stop Site is accessible by public transport and has good direct route(s) to work | Approx or at least 400 metres walking distance to a bus/rail/tram stop – or bus service at least half/hourly Within 400 metres of designated cycle route | Assumes site will not affect the continuity of Rights of Way | Majority of the site not within 400 metres walking distance to a bus/rail/tram stop or cycle route | Not within 800 metres walking distance to a bus/rail/tram stop Site is not accessible by public transport |
| | Is the site located within the main urban area? | | | | | |
| 13. Employment To create high quality employment opportunities | Will the development provide jobs for unemployed people? | Creates large number of new jobs Local labour agreements on projects (over 50 jobs) Provides new job opportunities in area of deprivation | Creates small number of new jobs Local labour agreements on projects (up to 50 jobs) | | Results in small number of jobs lost | Results in large number of jobs lost |

| Decision Making Criteria | | Matrix | | | | |
|--|--|---|---|--|------------------|---|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 14. Innovation To develop a strong culture of enterprise and innovation | Is the proposal for new educational buildings? | Provides opportunity for training and / or high knowledge sectors (i.e. office based) Provides live-work units | | Assumes all housing sites make appropriate education provision | | Results in loss of opportunity for training and / or high knowledge sectors (i.e. office based) Results in loss of live-work units |
| | Is the site allocated for specific employment uses e.g. office-based? | | | | | |
| | Is the site allocated for mixed live-work units? | | | | | |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Is the site allocated for employment, retail or mixed use? | Provides new employment or retail land | Provides mixed use land (i.e. residential and employment) | Site is not currently used for employment/ retail purposes and is solely for housing development | | Results in loss of majority or whole of protected land for employment or retail use as identified on the Proposals Map Results in loss of land used for employment, retail or other uses not identified on the Proposals Map |
| | Will the development involve the loss of employment, retail or mixed use land? | | | | | |

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Sustainability Appraisal Publication Draft

Appendix B: Reasonable Alternative Options for Policy Topics

Local Planning Document

March 2016

Introduction

Appendix B provides the full detailed findings of the SA assessment of the reasonable alternative options for each of the policy themes.

The SA Framework used in the SA assessment is included in **Appendix A**.

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Climate Change

Whether to identify areas suitable for commercial scale renewable energy.

Reason – to provide guidance on National Planning Policy Framework paragraph 97 3rd bullet which states "To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should: ... consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources".

Option A – allocate areas

Include a policy to identify and designate areas as suitable for renewable energy; different areas for different technologies.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | - | Possible impact on historic landscape and settlements so if designate areas then helps to protect sensitive areas. However scope to mitigate. | Identify areas away from heritage assets. |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Possible impact but can mitigate. | Scope to identify areas away from sensitive areas. |
| 7. Landscape | - | Possible impact but can mitigate. | Scope to identify areas away from sensitive areas. |
| 8. Natural Resources | - | Possible impact i.e. water and greenfield/agricultural land. Reduce air pollution and reduced consumption of raw materials. However scope to mitigate. | Could steer away from greenfield sites and agricultural land. |
| 9. Flooding | 0 | Would be covered by flooding policy. | |
| 10. Waste | 0 | AD plants would assist. Proactive policy would encourage provision. | |
| 11. Energy and Climate Change | ++ | Supports generation and use of renewable energy. | |
| 12. Transport | ? | Unknown impact on transport | |

| | | | |
|------------------------|---|---|--|
| | | network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Providing land for these purposes. Provides required infrastructure (i.e. power). | |

Whether to identify areas suitable for commercial scale renewable energy.

Reason – to provide guidance on National Planning Policy Framework paragraph 97 3rd bullet which states "To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should: ... consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources".

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | -- | Possible impact and no mitigation potential. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Possible impact and no mitigation potential. | |
| 7. Landscape | -- | Possible impact and no mitigation potential. | |
| 8. Natural Resources | -- | Possible impact and no mitigation potential. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Not stopping proposals coming forward. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | Not specifically identifying land for these purposes. | |

How to determine applications for renewable energy schemes.

Reason – to provide guidance on National Planning Policy Framework paragraph 98 2nd bullet which states "When determining planning applications, local planning authorities should: approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas".

Option A – include a criteria based policy

Include a criteria based policy setting out the factors against which schemes will be assessed; what are the impacts and how it will be assessed if they are acceptable or not.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | - | Possible impact but can mitigate. | Criteria to balance heritage concerns with benefits of renewable energy. |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Possible impact but can mitigate. | Criteria to protect environment, biodiversity and Green Infrastructure. |
| 7. Landscape | - | Possible impact but can mitigate. | Criteria to protect landscape. |
| 8. Natural Resources | + | Scope to promote use of sustainable techniques. | Criteria to protect greenfield and agricultural land. |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ++ | Will improve energy efficiency of new buildings, use of renewable energy and support development of community energy systems. Also ensure that buildings deal with future changes in climate. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |

| | | | |
|------------------------|---|---|--|
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Allows for required infrastructure. | |

How to determine applications for renewable energy schemes.

Reason – to provide guidance on National Planning Policy Framework paragraph 98 2nd bullet which states "When determining planning applications, local planning authorities should: approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas".

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and the Aligned Core Strategy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | -- | Impact on heritage | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Impact on the environment. | |
| 7. Landscape | -- | Impact on landscape. | |
| 8. Natural Resources | ? | Unknown impact. Depends on application. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Reliant on National Planning Policy Framework and Aligned Core Strategy. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Allows for required infrastructure. | |

Whether to set a carbon reduction target.

Reason – to support aims of National Planning Policy Framework and to give guidance on Aligned Core Strategy Policy 1.3.

Option A – include a policy

Establish a baseline for the carbon dioxide emissions produced in the Borough and targets for reduction.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Positively improving carbon dioxide emissions. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Positively improving carbon dioxide emissions. Significant benefits for more sensitive areas. Improves quality rather than quantity of biodiversity. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Positively improving carbon dioxide emissions. Major positive impact on our pollution. Reduced consumption of raw materials. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ++ | Only achieve reduced emissions by improving energy efficiency etc. | |
| 12. Transport | + | Can only achieve reduced emissions by developing a transport network that minimises impact on the environment and using alternative modes of transport. Indirect link. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

Whether to set a carbon reduction target.

Reason – to support aims of National Planning Policy Framework and to give guidance on Aligned Core Strategy Policy 1.3.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and general policies in support of schemes which lead to reduced carbon dioxide emissions.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | General support for improving air quality. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | General support for improving air quality. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | General support for improving air quality. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

Flooding

Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook.

Reason – Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities.

Option A – include a policy

Include a policy similar to the existing Replacement Local Plan Policy ENV40 (River Environment).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | This relates to water quality and would not result in increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ++ | Would help to improve biodiversity and avoid any harm to protected species. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Protects water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook and prevent any contamination in water. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook.

Reason – Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and the Aligned Core Strategy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | This relates to water quality and would not result in increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | National policy and Aligned Core Strategy would protect and improve biodiversity and avoid harm to protected species. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | National policy and Aligned Core Strategy would improve water quality and prevent any contamination in water. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to include a policy to protect groundwater in aquifers.

Reason – advice from the Environment Agency.

Option A – include a policy

Include a policy similar to the existing Replacement Local Plan Policy ENV42 (Aquifer Protection).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | This relates to water quality and would not result in increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Improves quality of groundwater in aquifers and prevent any contamination in water. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to include a policy to protect groundwater in aquifers.

Reason – advice from the Environment Agency.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework or other pollution control regimes.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | This relates to water quality and would not result in increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | National policy and other pollution control regimes would improve quality of groundwater in aquifers and prevent any contamination in water. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Contamination and Pollution

Consider a specific policy on contamination.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states “to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution...”.

Option A – include a policy

Retain Policy ENV3 of the Replacement Local Plan.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Could restrict supply of land for housing. Depends on location. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Could protect biodiversity and natural environment. Depends on location. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Would address contamination issues. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | - | Could restrict supply of land for new businesses so impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Could restrict supply of land for development or infrastructure. | |

Consider a specific policy on contamination.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states “to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution...”.

Option B – do nothing

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.2 (g).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Could restrict supply of land for housing. Depends on location. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Could protect biodiversity and natural environment. Depends on location. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Would address contamination issues. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | - | Could restrict supply of land for new businesses so impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Could restrict supply of land for development or infrastructure. | |

Consider a specific policy on land stability.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states “to prevent unacceptable risks from pollution and land instability...”.

Option A – include a policy

Include a policy based on deleted ENV4 of the Replacement Local Plan.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Could restrict supply of land for housing. Depends on location. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | This relates to land instability so no loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | This relates to land instability so would not have impact to character and amenity. | |
| 8. Natural Resources | 0 | This relates to land instability so no direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | - | Could restrict supply of land for new businesses so impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Could restrict supply of land for development or infrastructure. | |

Consider a specific policy on land stability.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states “to prevent unacceptable risks from pollution and land instability...”.

Option B – do nothing

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Could restrict supply of land for housing. Depends on location. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | - | Could restrict supply of land for new businesses so impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Could restrict supply of land for development or infrastructure. | |

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to “avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions...”.

Option A – include a specify policy

Include a policy on noise pollution.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to “avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions...”.

Option B – include a general policy

Include a general policy on pollution incorporating noise pollution – similar to Policy ENV11 of the Replacement Local Plan.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to “avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions...”.

Option C – do nothing

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states “by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Option A – include a specify policy

Include a policy on light pollution.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Acknowledge light pollution can affect wildlife. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states “by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Option B – include a general policy

Include a general policy on pollution incorporating light pollution – similar to Policy ENV11 of the Replacement Local Plan.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Acknowledge light pollution can affect wildlife. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states “by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Option C – do nothing

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

Option A – include a specify policy

Include a policy on air quality.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Would address air pollution issues. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | + | Could help to restrict journeys undertaken by car. | |
| 13. Employment | - | Depends on location. Could restrict types of businesses so result in lack of employment job opportunities. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Depends on location. Could restrict supply of land for development. | |

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

Option B – include a general policy

Include a general policy on pollution incorporating air quality – similar to Policy ENV11 of the Replacement Local Plan.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | ++ | Would address air pollution issues. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | + | Could help to restrict journeys undertaken by car. | |
| 13. Employment | - | Depends on location. Could restrict types of businesses so result in lack of employment job opportunities. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Depends on location. Could restrict supply of land for development. | |

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

Option C – do nothing

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | - | Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | Would address air pollution issues. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | + | Could help to restrict journeys undertaken by car. | |
| 13. Employment | - | Depends on location. Could restrict types of businesses so result in lack of employment job opportunities. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Depends on location. Could restrict supply of land for development. | |

Green Belt

How to define ‘disproportionate additions’ in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option A – include a policy

Allow for extensions up to 50% of the existing floor space. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | Possibly increase range of housing. May increase investment and reduce unfit home. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Site by site impact – unable to make general assessment. | Need separate policies on heritage. |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site by site impact. Likely extending into garden rather than Green Infrastructure/ biodiversity. | Need separate policies on natural environment. |
| 7. Landscape | ? | Site by site impact – unable to make general assessment. | Need separate policies on landscape. |
| 8. Natural Resources | - | Impact on greenfield land and agricultural land is minimal. | Need separate policies. |
| 9. Flooding | - | Reducing soft areas for run off. Increasing hard surfacing in areas where already significant. | Could allow conditions on drainage to be imposed. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | + | More flexible approach to extension – to agricultural and commercial buildings. | |
| 14. Innovation | 0 | Neutral. | |

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| 15. Economic Structure | + | More liberal so business can adapt building for their purpose. | |
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How to define ‘disproportionate additions’ in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option B – include a criteria based policy

Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---------------------------------------|
| 1. Housing | + | Possibly increase range of housing. May increase investment and reduce unfit home. Less clarity than option A. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Site by site impact – unable to make general assessment. Depends on criteria chosen. | Need to build in criteria to protect. |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Site by site impact – unable to make general assessment. Depends on criteria chosen. | Need to build in criteria to protect. |
| 7. Landscape | ? | Site by site impact – unable to make general assessment. Depends on criteria chosen. | Need to build in criteria to protect. |
| 8. Natural Resources | 0 | Impact on greenfield land and agricultural land is minimal. | |
| 9. Flooding | + | Cover in criteria – provision of sustainable drainage systems. | Need to build in criteria. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Less clarity over whether extensions would be allowed. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Less clarity. | |

How to define ‘disproportionate additions’ in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | Less clarity than options A and B so less positive impact. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | - | Least clarity and reliant on other policies to mitigate. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Least clarity and reliant on other policies to mitigate. | |
| 7. Landscape | - | Least clarity and reliant on other policies to mitigate. | |
| 8. Natural Resources | - | Least clarity and reliant on other policies to mitigate. | |
| 9. Flooding | - | Reducing soft areas. Reliant on other policies to mitigate. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Neutral. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Neutral. | |

How to define ‘materially larger’ in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option A – include a policy

Allow for a replacement building up to 15% larger than the existing floor space (50% if not substantially extended). Replacements larger than this are deemed to be materially larger and therefore inappropriate in the Green Belt.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | Restricts size of replacement buildings – circumstances where this will mean occupiers find house no longer fit for purpose will be so minimal. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss to biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | - | A ‘blanket’ approach will have impact on landscape character and amenity. | |
| 8. Natural Resources | - | A ‘blanket’ approach will cause loss of greenfield land. | |
| 9. Flooding | - | A ‘blanket’ approach will have impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | Option relates to employment and residential uses. 15% increase may or may not be needed. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic | 0 | Option relates to employment | |

| | | | |
|-----------|--|--|--|
| Structure | | and residential uses. 15% increase may or may not be needed. | |
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How to define ‘materially larger’ in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option B – include a criteria based policy

Set out a series of criteria against which replacement buildings can be assessed. Decision makers will need to make a judgement about whether an extension is materially larger taking account of the criteria.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--------------------------------------|
| 1. Housing | 0 | Restricts size of replacement buildings. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | Impact if visual amenity is included as criterion then the policy ensures no harm to visual amenity. | Include visual amenity as criterion. |
| 8. Natural Resources | 0 | Criteria could consider amount of greenfield land lost. | Include as criterion. |
| 9. Flooding | 0 | Criteria could take account of level of flood risk. | Include as criterion. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Where relates to employment uses, can take needs of business into account. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Where relates to employment uses, can take needs of business into account. | |

How to define ‘materially larger’ in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | Restricts size of replacement buildings. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option A – include a time period policy

Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | -- | Restricts scope for new houses in the Green Belt. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No change to reuse of existing building. Depends on design of replacement building. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Relates to time period so no change. | |
| 7. Landscape | 0 | No change with visual amenity. | |
| 8. Natural Resources | 0 | No reference as to whether the use is more intensive. | |
| 9. Flooding | 0 | A replacement or change of use of building = no impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Building likely to be in an unaccessible location. | |
| 13. Employment | ? | Depends on how restrictive policy is. | |
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | -- | Policy restricts scope for employment uses in the Green Belt. | |

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option B – include a criteria based policy

Set out a series of criteria against which the reuse/redevelopment of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the countryside and are therefore inappropriate in the Green Belt but could be granted if there are 'special circumstances'.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | - | Less restrictive than option A as assess against a range of criteria. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No change to reuse of existing building. Depends on design of replacement building. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | More restricted on location. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Less restrictive than option A. | |

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | + | Existing building that is changing its use to residential. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No change to reuse of existing building. Depends on design of replacement building. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Does not restrict so may have negative impact. | |
| 7. Landscape | - | Does not restrict so may have negative impact. | |
| 8. Natural Resources | - | Does not restrict so may have negative impact. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Building likely to be in an unaccessible location. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Existing building that is changing its use to employment. | |

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option A – include a policy

Include a policy to define limited infilling as the development of small gaps within the wider development or village of no more than xx square metres or xx dwellings. Anything larger or not part of a gap is therefore inappropriate development in the Green Belt.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | Limited infill will increase the range of housing. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | - | Consider linkages with Conservation Area boundaries. | Heritage policies will aid protection. |
| 4. Crime | 0 | No impact on crime | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Could help exclude important areas and open space. | |
| 7. Landscape | + | Could help exclude important areas and open space. | |
| 8. Natural Resources | - | Will not prevent the loss of greenfield land. | |
| 9. Flooding | - | May impact on flood risk. | Need separate policies on flood risk. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Will use existing transport infrastructure and increase access to services (if there are any). | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or | |

| | | | |
|------------------------|----|--|--|
| | | type of jobs. | |
| 15. Economic Structure | ++ | Will provide land and building for business use. | |

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option B – include a criteria based policy

Set out a series of criteria against which planning applications for 'infill' type development can be assessed to establish if they are infill and are limited.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|--|
| 1. Housing | + | Depends on proposals, will increase the range of housing. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | - | Consider linkages with Conservation Area boundaries. | Heritage policies will aid protection. |
| 4. Crime | 0 | No impact on crime | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Could help exclude important areas and open space. | |
| 7. Landscape | + | Could help exclude important areas and open space. | |
| 8. Natural Resources | - | Will not prevent the loss of greenfield land. | |
| 9. Flooding | - | May impact on flood risk. | Need separate policies on flood risk. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Will use existing transport infrastructure and increase access to services (if there are any). | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic | + | Depends on proposals, will | |

| | | | |
|-----------|--|---|--|
| Structure | | provide land and building for business use. | |
|-----------|--|---|--|

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and judgements as to whether proposals constitute 'infilling' and are 'limited'.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | + | Does not mean it will not provide housing. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | 0 | Dependent on circumstances. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | - | Will not prevent the loss of greenfield land. | |
| 9. Flooding | - | May impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Does not mean it will not provide land and building for business use. | |

Whether to identify 'safeguarded land'.

Reason – to accord with National Planning Policy Framework paragraph 85 3rd bullet ("When defining boundaries, local planning authorities should: ... where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ...") and respond to paragraph 117 of the Inspector's Report on the Aligned Core Strategies ("On safeguarding, it would be appropriate for the Councils to identify such land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and postpone the need for further Green Belt reviews").

Option A – include a policy

Include a policy to identify safeguarded land.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure during the plan period. | |
| 7. Landscape | 0 | No impact to character and amenity during the plan period. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes during the plan period. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to identify 'safeguarded land'.

Reason – to accord with National Planning Policy Framework paragraph 85 3rd bullet ("When defining boundaries, local planning authorities should: ... where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ...") and respond to paragraph 117 of the Inspector's Report on the Aligned Core Strategies ("On safeguarding, it would be appropriate for the Councils to identify such land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and postpone the need for further Green Belt reviews").

Option B – no policy (do nothing)

No safeguarded land.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure during the plan period. | |
| 7. Landscape | 0 | No impact to character and amenity during the plan period. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes during the plan period. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Approach to rural workers dwellings.

Reason – to address gap left by loss of Planning Policy Statement 7 Annex A and provide guidance on National Planning Policy Framework paragraph 55 1st bullet which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. ... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside".

Option A – include a policy

Include a policy to identify different types of rural workers (non-exclusive) and adapt Planning Policy Statement 7 Annex A criteria into Gedling specific policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|---------------------------------------|
| 1. Housing | + | Will provide housing for rural workers. Provides more certainty when granting permission. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | 0 | Neutral impact on local character. | |
| 4. Crime | + | Could help reduce crime on site. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Will have direct and indirect impacts. | |
| 7. Landscape | 0 | Will have direct and indirect impacts. | |
| 8. Natural Resources | - | Likely to lead to loss of greenfield land. | |
| 9. Flooding | - | May increase impact on flood risk. | Need separate policies on flood risk. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Sustainable working practices. | |
| 13. Employment | + | May reduce unemployment. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ++ | Will provide buildings for business use. | |

Approach to rural workers dwellings.

Reason – to address gap left by loss of Planning Policy Statement 7 Annex A and provide guidance on National Planning Policy Framework paragraph 55 1st bullet which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. ... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside".

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | + | Will provide housing for rural workers. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | 0 | Neutral impact on local character. | |
| 4. Crime | + | Could help reduce crime on site. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Will have direct and indirect impacts. | |
| 7. Landscape | 0 | Will have direct and indirect impacts. | |
| 8. Natural Resources | - | Likely to lead to loss of greenfield land. | |
| 9. Flooding | - | May increase impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Sustainable working practices. | |
| 13. Employment | + | May reduce unemployment. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Will provide buildings for business use. | |

Natural Environment

How to assess, enhance and protect locally significant Green Infrastructure.

Reason – to meet guidance in National Planning Policy Framework paragraph 117 and 118 and Aligned Core Strategy Policy 16. Evidence to the Aligned Core Strategy confirms the Council’s intention to include designation of non strategic sites will be produced in the Local Planning Document.

Option A – include a policy

Include a policy to protect local Green Infrastructure (i.e. non strategic sites) and designate them on the Policies Map (Proposals Map).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Greater activity. Benefit to health and wellbeing. Protecting what is there already and policy to enhance. | |
| 3. Heritage and Design | + | Depends on whether identify valued landscape as Green Infrastructure. Access to local heritage. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | + | Satisfaction in community activities. Improve access. | |
| 6. Environment, Biodiversity and Green Infrastructure | ++ | Positive impact on Green Infrastructure. Opportunity to protect geological environment. | |
| 7. Landscape | ++ | Positive impact on visual amenity. Potential to improve landscape character. | |
| 8. Natural Resources | + | Not improving water quality but protecting adjoining habitat. Will protect greenfield land and possible agricultural land. | |
| 9. Flooding | + | Potential for sustainable drainage systems. Areas for flood protection can be Green Infrastructure. Protect from development. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Green Infrastructure can provide habitat for wildlife to move in response to climate change. Retaining green sites to possible prevent climate change. Tree | |

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| | | planting in urban heat islands reduces climate change. | |
| 12. Transport | + | Positive impact on walking/cycle routes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

Natural Environment

How to assess, enhance and protect locally significant Green Infrastructure.

Reason – to meet guidance in National Planning Policy Framework paragraph 117 and 118 and Aligned Core Strategy Policy 16. Evidence to the Aligned Core Strategy confirms the Council’s intention to include designation of non strategic sites will be produced in the Local Planning Document.

Option B – do nothing

Aligned Core Strategy protects strategic Green Infrastructure only.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No change. | |
| 3. Heritage and Design | 0 | No change. | |
| 4. Crime | 0 | No change. | |
| 5. Social | 0 | No change. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Not identifying Green Infrastructure. Reliant on Aligned Core Strategy policy. | |
| 7. Landscape | 0 | No change.. | |
| 8. Natural Resources | 0 | No change. | |
| 9. Flooding | 0 | No change. | |
| 10. Waste | 0 | No change. | |
| 11. Energy and Climate Change | 0 | No change. | |
| 12. Transport | 0 | No change. | |
| 13. Employment | 0 | No change. | |
| 14. Innovation | 0 | No change. | |
| 15. Economic Structure | 0 | No change. | |

Open Space

How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

Reason – to address paragraph 73 of National Planning Policy Framework. Policy 16 of the Aligned Core Strategy refers to increasing the quality of open spaces and increasing the percentage of population with access to Green Infrastructure assets.

Option A – include a policy

Include a policy based on existing Replacement Local Plan Policy R3 to require the provision of 10% open space to serve new residential development.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ++ | 10% allows flexibility with regards to how land is used. | |
| 3. Heritage and Design | 0 | No impact on existing heritage. Possible benefit of new village greens. Ensure new open space reflects local context. | Policies to protect existing heritage. |
| 4. Crime | + | Provides diversionary activity. | Ensure design minimise anti-social behaviour. |
| 5. Social | ++ | Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations. | |
| 6. Environment, Biodiversity and Green Infrastructure | ++ | Provides new open space. | |
| 7. Landscape | + | Depends on policy wording and design. | Criteria to ensure fits in with landscape. |
| 8. Natural Resources | 0 | Provision of new open space. It's the 'protection' that protects greenfield from development. | |
| 9. Flooding | + | May include sustainable drainage systems. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Provision open space helps prevent climate change. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of | |

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| | | jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

Reason – to address paragraph 73 of National Planning Policy Framework. Policy 16 of the Aligned Core Strategy refers to increasing the quality of open spaces and increasing the percentage of population with access to Green Infrastructure assets.

Option B – include a policy (different percentages for different types)

Provide different percentages for other types of open space based on local needs e.g. open space, allotments, sport pitches, parks, playing area, landscaping etc.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ++ | Setting percentage could be less flexible but impact unknown. | |
| 3. Heritage and Design | 0 | No impact on existing heritage. Possible benefit of new village greens. Ensure new open space reflects local context. | Policies to protect existing heritage. |
| 4. Crime | + | Provides diversionary activity. | Ensure design minimise anti-social behaviour. |
| 5. Social | ++ | Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations. | |
| 6. Environment, Biodiversity and Green Infrastructure | ++ | Include provision of new open space. Setting percentage could be less flexible but impact unknown. | |
| 7. Landscape | + | Depends on policy wording and design. | Criteria to ensure fits in with landscape. |
| 8. Natural Resources | 0 | Include provision of new open space. It's the 'protection' that protects greenfield from development. | |
| 9. Flooding | + | May include sustainable drainage systems. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Provision of different types of open space help prevent climate change. | |
| 12. Transport | ? | Unknown impact on transport | |

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| | | network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect open space (and deal with deficiencies).

Reason – Aligned Core Strategy Policy 16. Evidence for the Aligned Core Strategy confirms the Council’s intention to set out detailed policy in the Local Planning Document, Open Space Supplementary Planning Document and Leisure documents.

Option A – include a policy

Include a policy based on existing Replacement Local Plan Policies R1 and R2 to protect existing open space.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No change to opportunities for recreational physical activity. | |
| 3. Heritage and Design | 0 | No change to local character. | Use open space to enhance heritage assets. |
| 4. Crime | 0 | No change to crime. | |
| 5. Social | + | Protection of open space which would not discourage community activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Will improve quality of existing open space. | |
| 7. Landscape | + | Positive impact on visual amenity. | |
| 8. Natural Resources | + | Prevents loss of greenfield land for development. | |
| 9. Flooding | + | Includes protection of sustainable drainage systems. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Scope for renewable energy schemes as part of open space. | |
| 12. Transport | 0 | Existing facilities so no increased accessibility to services/facilities. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect open space (and deal with deficiencies).

Reason – Aligned Core Strategy Policy 16. Evidence for the Aligned Core Strategy confirms the Council’s intention to set out detailed policy in the Local Planning Document, Open Space Supplementary Planning Document and Leisure documents.

Option B – no policy (do nothing)

Use Aligned Core Strategy Policy 16.4 and refer to the Policies Map (Proposals Map) incorporating Green Infrastructure.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | - | Reduced opportunities for recreational physical activity. | |
| 3. Heritage and Design | - | No protection of open space so impact on local character. | |
| 4. Crime | - | Loss of open space could result in loss of diversionary activities. | |
| 5. Social | - | Reduced opportunities for community activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No protection of open space could mean loss of greenfield land to development. | |
| 7. Landscape | - | No protection of open space could mean loss of greenfield land to development. | |
| 8. Natural Resources | - | No protection of open space could mean loss of greenfield land to development. | |
| 9. Flooding | - | No protection of open space so increase risk of flood. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Heritage

How to identify and protect non-designated heritage assets i.e. a local interest list.

Reason – to allow National Planning Policy Framework paragraph 135 to be addressed with more certainty (as recommended by English Heritage). Paragraph 135 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset".

Option A – include a policy

Include criteria to identify assets and include policy to assess development against.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ++ | Meets the purpose of option. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Heritage assets not necessarily cultural assets, but could be. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Heritage assets not necessarily environment/Green Infrastructure etc, but could be. | |
| 7. Landscape | + | Could include landscape. | |
| 8. Natural Resources | + | Reuse of existing heritage assets uses less raw materials than building new facilities. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | - | Heritage assets won't improve energy efficiency of buildings. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to identify and protect non-designated heritage assets i.e. a local interest list.

Reason – to allow National Planning Policy Framework paragraph 135 to be addressed with more certainty (as recommended by English Heritage). Paragraph 135 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset".

Option B – no policy (do nothing)

Identify assets on an ad-hoc basis and rely on the National Planning Policy Framework and the Aligned Core Strategy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Designated on an ad-hoc basis. Rely on National Planning Policy Framework and Aligned Core Strategy. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect designated heritage assets.

Reason – recommended by English Heritage to provide further local detail to protect designated heritage assets.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ++ | Meets the purpose of option. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Heritage assets not necessarily cultural assets, but could be. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Heritage assets not necessarily environment/Green Infrastructure etc, but could be. | |
| 7. Landscape | + | Could include landscape. | |
| 8. Natural Resources | + | Reuse of existing heritage assets uses fewer raw materials than building new facilities. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | - | Heritage assets won't improve energy efficiency of buildings. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect designated heritage assets.

Reason – recommended by English Heritage to provide further local detail to protect designated heritage assets.

Option B – no policy (do nothing)

Rely on National Planning Policy Framework paragraphs 132 to 134 which provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Rely on National Planning Policy Framework and Aligned Core Strategy. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Design

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: ... c) density and mix".)

Option A – include a policy

Include a policy to set a requirement for 30 dwellings per hectare with a higher target in areas close to shops and public transport.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | ? | Impact on range of housing depends on density of surrounding area i.e. whether contrasting. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | - | Neutral impact if surrounding density is 30dph. Otherwise negative impact as wont reflect local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | + | Higher densities across the Borough so prevents the loss of more greenfield land to development. | |
| 9. Flooding | ? | Unknown impact on flooding. | |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Higher density close to services/facilities = reduce car journeys. | |

| | | | |
|------------------------|---|--|--|
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: ... c) density and mix".)

Option B – different densities in different areas

Include a policy which sets a different density in different areas to reflect existing density of that area.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | ? | Different range of housing depends on different density in different areas. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | ++ | Will reflect local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | ? | Unknown impact on water or air pollution. | |
| 9. Flooding | ? | Unknown impact on flood risk. | |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ? | Depends on different density in different areas. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: ... c) density and mix".)

Option C – No policy (do nothing)

Rely on the National Planning Policy Framework and the Aligned Core Strategy and determine density on a case by case basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | + | Results in control over density on case by case basis. | |
| 2. Health | ? | Unknown impact on health – depends on location of site. | |
| 3. Heritage and Design | + | Density does not have to reflect existing density. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social – depends on location of site. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure – depends on location of site. | |
| 7. Landscape | ? | Unknown impact on character and amenity – depends on location of site. | |
| 8. Natural Resources | + | Some control over density for future proposals so scope to increase to protect greenfield loss. | |
| 9. Flooding | ? | Unknown impact on flood risk – depends on location of site. | |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | + | Some control over density so could have higher density close to facilities/services. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |

| | | | |
|------------------------|---|--|--|
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option A – include a detailed policy

Include a detailed policy setting out the different design requirements for different parts of the Borough.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ++ | Will respect, maintain and strengthen the local character and distinctiveness. | |
| 4. Crime | 0 | Design is separate from crime prevention – focusing on built environment. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option B – include a policy with guidance

Rely on Aligned Core Strategy Policy 10 and Building For Life 12 and also provide non-statutory guidance to inform developers about different requirements in different areas.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ++ | Will respect, maintain and strengthen the local character and distinctiveness. | |
| 4. Crime | 0 | Design is separate from crime prevention – focusing on built environment. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Will contribute to respect, maintain and strengthen the local character and distinctiveness. | |
| 4. Crime | 0 | Design is separate from crime prevention – focusing on built environment. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

How to ensure that development functions well and is safe, accessible and inclusive.

Reason – to provide guidance on National Planning Policy Framework paragraph 58 ("Planning policies and decisions should aim to ensure that developments: ... create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion") and Aligned Core Strategy Policy 10.1 ("All new development should be designed to: ... b) create an attractive, safe, inclusive and healthy environment").

Option A – include a criteria based policy

Include a policy that supports the use of Building For Life 12 along with additional general criteria for non-residential development.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Benefits from Building For Life quality of life and possibly access to recreation activity. | |
| 3. Heritage and Design | + | Although recognise that not always appropriate to reflect local historic character. | |
| 4. Crime | ++ | Important element of Building For Life. | |
| 5. Social | + | Important element of Building For Life. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Important element of Building For Life. | |
| 7. Landscape | 0 | Building For Life about site itself rather than context. | |
| 8. Natural Resources | ++ | Important element of Building For Life, especially promoting use of sustainable design. | |
| 9. Flooding | + | Addressed by Building For Life but not important element. | |
| 10. Waste | + | Possibly reduce waste per head and increase recycling per head. | |
| 11. Energy and Climate Change | ++ | Will improve energy efficiency of new buildings, use of renewable energy and support development of community energy systems. Also ensure that buildings deal with future changes in climate. | |
| 12. Transport | + | Layout encourages alternative modes of transport. | |

| | | | |
|------------------------|---|--|--|
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to ensure that development functions well and is safe, accessible and inclusive.

Reason – to provide guidance on National Planning Policy Framework paragraph 58 ("Planning policies and decisions should aim to ensure that developments: ... create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion") and Aligned Core Strategy Policy 10.1 ("All new development should be designed to: ... b) create an attractive, safe, inclusive and healthy environment").

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.1.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 9. Flooding | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 12. Transport | + | Covered by National Planning Policy Framework and Aligned Core Strategy. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option A – include a Borough wide policy

Include a policy that sets out that the subdivision/loss of residential gardens for additional dwellings will be permitted where no more than 50% of the existing garden would be lost.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | - | Borough wide restriction on location of new dwellings – may result in retention of unfit homes. | |
| 2. Health | 0 | No change in access to health services or recreational. | |
| 3. Heritage and Design | + | Retain existing local character. No impact on historic environment. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ++ | Protecting all gardens. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | ++ | Protecting all gardens (greenfield land), from being lost completely. | |
| 9. Flooding | ++ | Protecting all gardens (greenfield land), from being lost completely. | |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | - | Limits number of houses in existing built up areas. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or | |

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|--|--|-----------------|--|
| | | infrastructure. | |
|--|--|-----------------|--|

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option B – include a certain parts of Borough policy

Identify certain parts of the Borough where garden redevelopment is inappropriate (or appropriate).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | 0 | Choices of parts of Borough identified so will take into account impacts on range of housing. | |
| 2. Health | 0 | No change in access to health services or recreational open spaces. | |
| 3. Heritage and Design | ++ | Not protecting gardens that don't need to be protected. May be circumstances where loss of garden strengthens local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Allowing development in gardens in some parts of Borough. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | + | Allowing development in gardens in some parts of Borough. | |
| 9. Flooding | + | Allowing development in gardens in some parts of Borough. | Look at areas with flood risk problem and protect. |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | - | Restricting development in existing built up areas. | Look at areas that restrict – exclude urban areas rear to services. |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |

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|------------------------|---|---|--|
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option C – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | ? | Site by site basis – unable to make general assessment. | |
| 2. Health | 0 | No change in access to health services or recreational open spaces. | |
| 3. Heritage and Design | ? | Unknown impact on local character – depends on location of site. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social – depends on location of site. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location of site. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | ? | Unknown impact on flood risk. | |
| 10. Waste | ? | Unknown impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes – depends on location of site. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Site by site basis – unable to make general assessment. | |

Approach to amenity of adjacent properties.

Reason – to provide clarity on amenity and replace Replacement Local Plan Policy ENV1 (b) which is often used in determining planning applications. Policy ENV1 (b) states "Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:- ... (b) it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated".

Option A – include a policy

Include a policy to expand on amenity (not just residential).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Take account of wellbeing, light, overshadowing, noise, views etc. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | - | Restricts location of development if amenity policy in place. | |
| 13. Employment | - | Restricts location of development if amenity policy in place. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | - | Restricts location of development if amenity policy in place. | |

Approach to amenity of adjacent properties.

Reason – to provide clarity on amenity and replace Replacement Local Plan Policy ENV1 (b) which is often used in determining planning applications. Policy ENV1 (b) states "Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:- ... (b) it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated".

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy or impact on efficiency. | |
| 12. Transport | + | No restriction on location of future development so can maximise accessibility to services and facilities. | |
| 13. Employment | + | No restriction on location of new employment development. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Housing

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option A – use higher threshold

Use higher threshold (e.g. 20 dwellings).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | - | More sites will fall below threshold so less affordable housing. | |
| 2. Health | - | Less social housing therefore more people living in private rented, where worst housing conditions are found. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | If higher density, then better use of existing transport in urban area. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option B – do nothing

Use current threshold i.e. 15 dwellings.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No change. Will continue to provide affordable housing on sites of 15 dwellings. | |
| 2. Health | 0 | Neutral. | |
| 3. Heritage and Design | 0 | Neutral. | |
| 4. Crime | 0 | Neutral. | |
| 5. Social | 0 | Neutral. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Neutral. | |
| 7. Landscape | 0 | Neutral. | |
| 8. Natural Resources | 0 | Neutral. | |
| 9. Flooding | 0 | Neutral. | |
| 10. Waste | 0 | Neutral. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Neutral. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Neutral. | |

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option C – use lower threshold

Use lower threshold (e.g. 10 dwellings).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | -- | Would catch more small developments, deterring investment and regeneration and leading to more viability challenge. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to ensure a mix of housing.

Reason – to provide guidance on National Planning Policy Framework paragraph 50 which states "... Local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand". Evidence for the Aligned Core Strategy confirms more detailed guidance on approaches to housing mix will be considered in the Local Planning Document.

Option A – include a policy

Include a policy to ensure a mix of housing i.e. different types of housing based on demographic and market trends and the need of different groups.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | ++ | Potential to push bungalows and high quality "downsizing" housing in certain areas addressing market failure. | |
| 2. Health | ? | Site by site impact – unable to make general assessment. | |
| 3. Heritage and Design | 0 | Neutral impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Potential to improve intergenerational relations and more engagement in community activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | Potential to improve accessibility but site specific. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to ensure a mix of housing.

Reason – to provide guidance on National Planning Policy Framework paragraph 50 which states "... Local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand". Evidence for the Aligned Core Strategy confirms more detailed guidance on approaches to housing mix will be considered in the Local Planning Document.

Option B – no policy (do nothing)

Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | Will continue to provide a range of housing. | |
| 2. Health | ? | Site by site impact – unable to make general assessment. | |
| 3. Heritage and Design | 0 | Neutral impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on ‘new homes space standards’.

Reason – Aligned Core Strategy Policy 8. The Government’s Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option A – include a minimum based policy

Includes minimum based policy on garden size, window distance, car park and bin storage. (NB: Assume there is a nationally described space standards in place, then floor space not included in this option.)

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | May restrict number of homes on site due to garden size. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | External requirement have potential to create bigger gardens, more feeling of open space, more biodiversity. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on ‘new homes space standards’.

Reason – Aligned Core Strategy Policy 8. The Government’s Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option B – no policy (do nothing)

Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No change. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on ‘new homes space standards’.

Reason – Aligned Core Strategy Policy 8. The Government’s Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option C – include a national space standards policy

Use nationally described space standards (when adopted).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | + | Reduced housing need caused by overcrowding. | |
| 2. Health | + | Improvement to physical and mental wellbeing by having more space in the home. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Potential for intergenerational families to live together more easily, particular benefit to some ethnic communities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to ensure that new homes are 'adaptable'.

Reason – Aligned Core Strategy Policy 8. The Government’s Housing Standards Review is currently out on consultation (closes on 7 November 2014). Subject to Parliamentary approval of amendments to the Building Act 1984, the Building Regulations will be amended to include optional requirements which set out alternative provisions for accessibility and adaptability to help meet the needs of older and disabled people. If local authorities wish to adopt a policy to provide enhance accessibility or adaptability this will need to be based on housing needs assessment and taking into account other relevant factors which include likely future need for housing for older and disabled people, sizes and types to meet specifically evidenced needs, accessibility and adaptability of existing housing stock and overall impact on viability.

Option A – include a policy

Include a policy based on housing needs assessment and other factors listed in the Government’s consultation document.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | + | Will help people stay in their existing homes as they age and their mobility needs change. | |
| 2. Health | + | Will reduce health inequalities by giving someone the option to stay in a home that meets their needs. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Helps people stay in their home and avoid losing their independence by going into care. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Producing employment demand | |

| | | | |
|------------------------|---|--|--|
| | | in carrying out the required adaptations in the future. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to ensure that new homes are 'adaptable'.

Reason – Aligned Core Strategy Policy 8. The Government’s Housing Standards Review is currently out on consultation (closes on 7 November 2014). Subject to Parliamentary approval of amendments to the Building Act 1984, the Building Regulations will be amended to include optional requirements which set out alternative provisions for accessibility and adaptability to help meet the needs of older and disabled people. If local authorities wish to adopt a policy to provide enhance accessibility or adaptability this will need to be based on housing needs assessment and taking into account other relevant factors which include likely future need for housing for older and disabled people, sizes and types to meet specifically evidenced needs, accessibility and adaptability of existing housing stock and overall impact on viability.

Option B – no policy (do nothing)

Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No change. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on custom-build and self-build homes.

Reason – consultation response's preference for the use of the criteria based policy to assess custom-build and self-build homes.

Option A – include a criteria based policy

Include a criteria based policy for custom-build and self-build homes.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---------------------------------|
| 1. Housing | 0 | Provides individualised homes. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No change on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | Potential to encourage sustainable design and construction. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | More incentive to build your own home to higher efficiency standards. | |
| 12. Transport | - | Potential for most applications to be in villages, with more car dependency. | Could be addressed by criteria. |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on custom-build and self-build homes.

Reason – consultation response's preference for the use of the criteria based policy to assess custom-build and self-build homes.

Option B – no policy (do nothing)

Use National Planning Policy Framework and Aligned Core Strategy on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No change to current approach. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No change to local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to guide development of elderly/retirement homes.

Reason – to provide guidance on Aligned Core Strategy Policy 8.3 which states "... consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population".

Option A – include a criteria based policy

Include a criteria based policy to encourage elderly/retirement homes.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | + | Increases range of options for an aging population and rising number of people with dementia. | |
| 2. Health | + | People in dedicated supported housing likely to have health needs identified quicker. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | + | Reduces fear of crime. | |
| 5. Social | + | More range of choices for older people. More chance for social activities which would reduce loneliness and isolation. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | May have potential for more efficient communal utilities – combined heat and power, rainwater harvesting, heat recovery etc. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Creates employment in care sector. | |
| 14. Innovation | + | Lots of potential for innovation in care sector to meet a rising level of need. | |
| 15. Economic | 0 | No impact on land available for | |

| | | | |
|-----------|--|--------------------------------|--|
| Structure | | development or infrastructure. | |
|-----------|--|--------------------------------|--|

Whether to guide development of elderly/retirement homes.

Reason – to provide guidance on Aligned Core Strategy Policy 8.3 which states "... consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population".

Option B – no policy (do nothing)

Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | Still provides homes for aging population. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Whether to establish a threshold for allocating sites for housing.

Reason – question raised in the Issues and Options document.

Option A – 50 homes and over

Allocate sites of 50 homes and over.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | + | Only larger sites specifically allocated for housing so scope for smaller sites to come forward for other uses. Less certainty over which sites come forward than option B. No impact on total number of homes allocated. | |
| 2. Health | 0 | Neutral. | |
| 3. Heritage and Design | 0 | Neutral. | |
| 4. Crime | 0 | Neutral. | |
| 5. Social | 0 | Neutral. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Neutral. | |
| 7. Landscape | 0 | Neutral. | |
| 8. Natural Resources | 0 | Neutral. | |
| 9. Flooding | 0 | Neutral. | |
| 10. Waste | 0 | Neutral. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Neutral. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Neutral. | |

Whether to establish a threshold for allocating sites for housing.

Reason – question raised in the Issues and Options document.

Option B – 10 homes and over

Allocate sites of 10 homes and over.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | ++ | Provides greater certainty that sites come forward for housing as protected from development for other uses. No impact on total number of homes delivered. | |
| 2. Health | 0 | Neutral. | |
| 3. Heritage and Design | 0 | Neutral. | |
| 4. Crime | 0 | Neutral. | |
| 5. Social | 0 | Neutral. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Neutral. | |
| 7. Landscape | 0 | Neutral. | |
| 8. Natural Resources | 0 | Neutral. | |
| 9. Flooding | 0 | Neutral. | |
| 10. Waste | 0 | Neutral. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Neutral. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Neutral. | |

Approach to rural exception sites.

Reason – to provide guidance on Aligned Core Strategy Policy 8. Evidence for Aligned Core Strategy confirms the needs studies will be undertaken for parishes below 3,000 residents where this is a desire for such parishes to accommodate rural exception housing.

Option A – include a policy

Include a policy for rural exception sites.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | + | Could potentially lead to more affordable housing. | |
| 2. Health | ? | Site by site impact – depends on location of site. | |
| 3. Heritage and Design | ? | Site by site impact – depends on location of setting. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | More potential for negative impact than positive as tends to be on greenfield land. | |
| 7. Landscape | - | More potential for negative impact than positive as tends to be on greenfield land. | |
| 8. Natural Resources | - | Tends to be on greenfield land. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Despite bus routes, living in rural areas require more car use. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Approach to rural exception sites.

Reason – to provide guidance on Aligned Core Strategy Policy 8. Evidence for Aligned Core Strategy confirms the needs studies will be undertaken for parishes below 3,000 residents where this is a desire for such parishes to accommodate rural exception housing.

Option B – no policy (do nothing)

No rural exception sites.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|-----------------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for rural exception housing. | |
| 2. Health | 0 | Neutral. | |
| 3. Heritage and Design | 0 | Neutral. | |
| 4. Crime | 0 | Neutral. | |
| 5. Social | 0 | Neutral. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Neutral. | |
| 7. Landscape | 0 | Neutral. | |
| 8. Natural Resources | 0 | Neutral. | |
| 9. Flooding | 0 | Neutral. | |
| 10. Waste | 0 | Neutral. | |
| 11. Energy and Climate Change | 0 | Neutral. | |
| 12. Transport | 0 | Neutral. | |
| 13. Employment | 0 | Neutral. | |
| 14. Innovation | 0 | Neutral. | |
| 15. Economic Structure | 0 | Neutral. | |

Approach to empty homes/buildings into residential use.

Reason – to provide guidance on National Planning Policy Framework paragraph 51 which states "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers".

Option A – include a policy

Include a policy to bring empty homes and buildings back into residential use.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | + | Will encourage bringing properties back into use. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | 0 | May improve the local character if existing building has been empty for years. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No change to biodiversity or Green Infrastructure as this relate to existing buildings. | |
| 7. Landscape | 0 | No change to character and amenity as this relate to existing buildings. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | May have potential for renewable energy, depends on proposals. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Approach to empty homes/buildings into residential use.

Reason – to provide guidance on National Planning Policy Framework paragraph 51 which states "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers".

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | Not preventing empty properties from being brought back into use. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | 0 | May improve the local character if existing building has been empty for years. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No change to biodiversity or Green Infrastructure as this relate to existing buildings. | |
| 7. Landscape | 0 | No change to character and amenity as this relate to existing buildings. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | May have potential for renewable energy, depends on proposals. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Approach to residential development on unallocated sites and conversion/change of use to residential.

Reason – consultation response. There was significant support for continuing with the current approach of permitting residential development on unallocated sites (windfall sites).

Option A – include a policy

Include a policy to permit residential development on unallocated sites and conversion/change of use to residential use.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | + | Will provides a range of housing depending on size of sites and buildings. | |
| 2. Health | ? | Site by site impact – depends on location of site. | |
| 3. Heritage and Design | ? | Site by site impact – depends on building or location of site. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Site by site impact – depends on location of site and type of land use. | |
| 7. Landscape | ? | Site by site impact – depends on location of site. | |
| 8. Natural Resources | ? | Site by site impact – depends on location of site. | |
| 9. Flooding | ? | Site by site impact – depends on location of site | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Depends on proposals | |
| 12. Transport | ? | Site by site impact – depends on location of site. | |
| 13. Employment | ? | Site by site impact – depends on location of site and type of land use. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Site by site impact – depends on location of site and type of land use. | |

Approach to residential development on unallocated sites and conversion/change of use to residential.

Reason – consultation response. There was significant support for continuing with the current approach of permitting residential development on unallocated sites (windfall sites).

Option B – no policy (do nothing)

Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | If no policy, then presumption in favour of sustainable development will apply. | |
| 2. Health | ? | Site by site impact – depends on location of site. | |
| 3. Heritage and Design | ? | Site by site impact – depends on building or location of site. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Site by site impact – depends on location of site and type of land use. | |
| 7. Landscape | ? | Site by site impact – depends on location of site. | |
| 8. Natural Resources | ? | Site by site impact – depends on location of site. | |
| 9. Flooding | ? | Site by site impact – depends on location of site | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Depends on proposals | |
| 12. Transport | ? | Site by site impact – depends on location of site. | |
| 13. Employment | ? | Site by site impact – depends on location of site and type of land use. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Site by site impact – depends on location of site and type of land use. | |

Approach to residential extensions in non-Green Belt land.

Reason – there is a need for a policy on extensions outside the Green Belt.

Option A – include a policy

Include a policy for residential extensions in the built up area i.e. in non–Green Belt land.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|---|
| 1. Housing | 0 | May restrict range of housing. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | ++ | Allow the Council to manage impact for extensions on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Site by site impact. Extending into garden in the urban area but less development on greenfield land in the Green Belt. | |
| 7. Landscape | ? | Site by site impact – unable to make general assessment. | |
| 8. Natural Resources | - | Impact on greenfield land is minimal. | |
| 9. Flooding | - | Reducing soft areas for run off. Increasing hard surfacing in areas where already significant. | Could allow conditions on drainage to be imposed. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Approach to residential extensions in non-Green Belt land.

Reason – there is a need for a policy on extensions outside the Green Belt.

Option B – no policy (do nothing)

Use the National Planning Policy Framework on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|--|---------------------------------------|
| 1. Housing | + | Range of housing will be increased according to people needs if the Council does not have a policy more restrictive than the National Planning Policy Framework. | |
| 2. Health | 0 | No change in access to health services. | |
| 3. Heritage and Design | - | May lead to loss of control over design – uncontrolled impact on local character. | Need to build in criteria to protect. |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Allowing more bigger extensions would allow multi-generation families to live together and care for older people. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Site by site impact. Extending into garden in the urban area but less development on greenfield land in the Green Belt. | |
| 7. Landscape | ? | Site by site impact – unable to make general assessment. | |
| 8. Natural Resources | - | No direct change to water or air pollution. | |
| 9. Flooding | - | Reducing soft areas for run off. Increasing hard surfacing in areas where already significant. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Safeguard allocated sites from piecemeal development.

Reason – there is a need to protect allocated sites.

Option A – include a policy

Include a policy to protect sites allocated in the Local Planning Document.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | ++ | Essential to ensure allocated sites developed to their full potential. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | Allows local character to be achieved as envisaged in the Local Plan. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | Allows local character to be achieved as envisaged in the Local Plan. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Allows allocated sites to be developed where transport connections already assessed as suitable. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Safeguard allocated sites from piecemeal development.

Reason – there is a need to protect allocated sites.

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | -- | Significant risk of rendering allocated sites unusable. Impact on five year supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | - | Piecemeal development risks inconsistent character and no “sense of place”. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | - | Piecemeal development risks inconsistent character and will not have positive impact on visual amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | - | Impact on five year supply – pushes development elsewhere where transport may be less good and therefore increase car dependence. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Employment

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option A – continue with current policy

Continue with Policy E3 (a) of the Replacement Local Plan which allows for expansion, conversion or redevelopment of existing employment areas for employment uses (other than main town centre uses).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | This relates to employment areas only so no increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the scale and type of proposals. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | Employment areas are within the urban area so no impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | Depends on location. Colwick Industrial Estate is prone to flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Depends on proposals. | |
| 12. Transport | ? | Depends on proposals as it may generate more vehicles to site. If the proposal for office development this would generate more cars for people | |

| | | | |
|------------------------|----|--|--|
| | | to get to the site for work. | |
| 13. Employment | ++ | It would improve the diversity and quality of jobs. | |
| 14. Innovation | ++ | Depends on proposals, it would create new offices and also may encourage graduates to live and work in the area. | |
| 15. Economic Structure | ++ | It would provide the land and buildings of type required by businesses. | |

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option B – continue with current policy but include other non-employment uses

Amend Policy E3 (a) of the Replacement Local Plan to include other non-employment uses including industrial or commercial training facilities; community facilities; specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts; essential public utilities development; and ancillary facilities and services which support the functioning of the site including child care facilities, for example nurseries.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | This relates to employment areas only so no increase in housing supply. | |
| 2. Health | ++ | Depends on proposals, it could involve health or physical activity related uses. | |
| 3. Heritage and Design | ? | Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the type of proposals. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ++ | Depends on proposals, it could involve new community related uses. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | Employment areas are within the urban area so no impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | Depends on location. Colwick Industrial Estate is prone to flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and | 0 | Depends on proposals. | |

| | | | |
|------------------------|----|---|--|
| Climate Change | | | |
| 12. Transport | ? | Depends on proposals as it may generate more vehicles to site. If the proposal for nurseries, this would generate more cars for parents to drop children off etc. | |
| 13. Employment | ++ | It would improve the diversity and quality of jobs. | |
| 14. Innovation | ++ | Depends on proposals, it could involve new industrial or commercial training facilities. Would encourage graduates to live and work in the area. | |
| 15. Economic Structure | ++ | It would provide the land and buildings of type required by businesses. | |

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option C – include a criteria based policy

Include a criteria based policy to judge non business class on merit.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | This relates to employment areas only so no increase in housing supply. | |
| 2. Health | + | Depends on criteria, it could involve health or physical activity related uses. | |
| 3. Heritage and Design | ? | Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the type of proposals. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Depends on criteria, it could involve new community related uses. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | Employment areas are within the urban area so no impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | Depends on location. Colwick Industrial Estate is prone to flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Depends on proposals. | |
| 12. Transport | ? | Depends on criteria. If allowing types of non-businesses on site, this may generate more vehicles to site. | |
| 13. Employment | ++ | It would improve the diversity | |

| | | | |
|------------------------|----|---|--|
| | | and quality of jobs. | |
| 14. Innovation | + | Depends on criteria, it could involve new industrial or commercial training facilities. Would encourage graduates to live and work in the area. | |
| 15. Economic Structure | ++ | It would provide the land and buildings of type required by businesses. | |

What approach should be taken on live work units.

Reason – to provide guidance on National Planning Policy Framework paragraph 21 states "... local planning authorities should: ... facilitate flexible working practices such as the integration of residential and commercial uses within the same unit".

Option A – include a criteria based policy

Include a criteria based policy for live work units.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | + | Increases the range of housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Gives more flexibility in re-use of historic buildings. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Eliminates need for commuting. | |
| 13. Employment | + | More space for start-up businesses which would improve diversity of employment. | |
| 14. Innovation | + | May provide space that "high knowledge sector" start ups will require. May be attractive to graduates. | |
| 15. Economic Structure | + | May provide type required. | |

What approach should be taken on live work units.

Reason – to provide guidance on National Planning Policy Framework paragraph 21 states "... local planning authorities should: ... facilitate flexible working practices such as the integration of residential and commercial uses within the same unit".

Option B – no policy (do nothing)

Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No change to current approach. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | Won't discourage space for start-up businesses. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | Won't discourage type required. | |

Consider the approach to secure local labour agreements.

Reason – part of Gedling Borough Council’s Economic Development priority.

Option A – include a policy

Specify in policy a requirement to secure local labour agreements through S106 planning obligations on new employment developments.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply as this relates to new employment development. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | ++ | It would create new jobs for local people. | |
| 14. Innovation | ++ | It would generate trainings or create jobs with specific skills. Also means people can work locally. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider the approach to secure local labour agreements.

Reason – part of Gedling Borough Council’s Economic Development priority.

Option B – no policy (do nothing)

Rely on Policy 19 of the Aligned Core Strategy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply as this relates to new employment development. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Depends on proposals, it would create new jobs for local people. | |
| 14. Innovation | + | Depends on proposals, it would generate trainings or create jobs with specific skills. Also means people can work locally. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Consider the approach for a specific policy on agricultural and other land based rural businesses.

Reason – to provide guidance on National Planning Policy Framework paragraph 28 which states “Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses...”.

Option A – include a policy

Include a general criteria based policy to support agricultural and other rural land based diversification.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Depends on location/proposals as converted or new buildings would have impact on heritage and local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on proposals, if new buildings then this could lead to loss of biodiversity or impact on Green Infrastructure. | |
| 7. Landscape | ? | Depends on location/proposals as converted or new buildings would have impact on the landscape. | |
| 8. Natural Resources | ? | Depends on location/proposals as new buildings would mean loss of greenfield land. | |
| 9. Flooding | ? | Depends on location/proposals as new buildings could have impact on flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Depends on proposals. No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Depends on proposals as new businesses on isolated location could require more car use. | |
| 13. Employment | ++ | Having a policy would promote | |

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| | | agricultural businesses and diversification. Would improve the diversity and quality of jobs. | |
| 14. Innovation | ++ | Having a policy would promote agricultural businesses and diversification and generate training for new staff. May encourage staff to live and work in the area. | |
| 15. Economic Structure | ++ | Having a policy would promote the land and buildings of type required by businesses. | |

Consider the approach for a specific policy on agricultural and other land based rural businesses.

Reason – to provide guidance on National Planning Policy Framework paragraph 28 which states “Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses...”.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Depends on location/proposals as converted or new buildings would have impact on heritage and local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on proposals, if new buildings then this could lead to loss of biodiversity or impact on Green Infrastructure. | |
| 7. Landscape | ? | Depends on location/proposals as converted or new buildings would have impact on the landscape. | |
| 8. Natural Resources | ? | Depends on location/proposals as new buildings would mean loss of greenfield land. | |
| 9. Flooding | ? | Depends on location/proposals as new buildings could have impact on flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Depends on proposals. No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Depends on proposals as new businesses on isolated location could require more car use. | |
| 13. Employment | + | Depends on proposals, it would improve the diversity and quality | |

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| | | of jobs. | |
| 14. Innovation | + | Depends on proposals, it could involve new jobs with farm or tourism skills. May encourage staff to live and work in the area. | |
| 15. Economic Structure | + | It would provide the land and buildings of type required by businesses. | |

Town Centres

Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states “When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)”.

Option A – use national threshold 2,500 sq m (do nothing)

Use the 2,500 sq. m threshold in the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location/proposals. | |
| 7. Landscape | ? | Depends on location/proposals. | |
| 8. Natural Resources | ? | Depends on location/proposals. | |
| 9. Flooding | ? | Depends on location/proposals. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Would improve the diversity and quality of jobs on site over 2,500 sq. m. | |
| 14. Innovation | + | Depends on proposals, if new offices on site over 2,500 sq. m. then this would create jobs in high knowledge sectors and may encourage graduates to live and work in the area. | |
| 15. Economic Structure | + | It would provide the land and buildings of type required by businesses on site over 2,500 sq. m. | |

Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states “When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)”.

Option B – use retail study threshold 500 sq m

Use 500 sqm as recommended by the Retail Study (2015).

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location/proposals. | |
| 7. Landscape | ? | Depends on location/proposals. | |
| 8. Natural Resources | ? | Depends on location/proposals. | |
| 9. Flooding | ? | Depends on location/proposals. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | ++ | Threshold is lower than then national threshold so more proposals can come forward. Would improve the diversity and quality of jobs. | |
| 14. Innovation | ++ | Threshold is lower than then national threshold so more proposals can come forward. Would create jobs in high knowledge sectors and may encourage graduates to live and work in the area. | |
| 15. Economic Structure | ++ | Threshold is lower than then national threshold so more proposals can come forward. | |

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| | | Would provide the land and buildings of type required by businesses. | |
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Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states “When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)”.

Option C – use other threshold

Use another figure justified by evidence.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location/proposals. | |
| 7. Landscape | ? | Depends on location/proposals. | |
| 8. Natural Resources | ? | Depends on location/proposals. | |
| 9. Flooding | ? | Depends on location/proposals. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | + | Depends on threshold, would still improve the diversity and quality of jobs. | |
| 14. Innovation | + | Depends on threshold, would still create jobs in high knowledge sectors and may encourage graduates to live and work in the area. | |
| 15. Economic Structure | + | Depends on threshold, would still provide the land and buildings of type required by businesses. | |

Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states “local planning authorities should retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive”.

Option A – include a general policy

A general policy supporting proposals that retain/enhance Arnold Market or lead to the creation of new markets elsewhere.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Having a policy may help to promote, maintain and strengthen the local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ++ | Policy would promote, protect and enhance existing cultural assets and improve and encourage access to community activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Arnold Market is on brownfield land. No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Arnold Market is located within town centre with good public transport network. Future markets would be located in existing centres. | |
| 13. Employment | ++ | Having a policy to retain/enhance Arnold Market would keep jobs. | |
| 14. Innovation | ++ | Having a policy to retain/enhance Arnold Market would encourage innovation. | |
| 15. Economic | ++ | Having a policy to | |

| | | | |
|-----------|--|---|--|
| Structure | | retain/enhance Arnold Market would still provide the land, buildings and stalls required by businesses. | |
|-----------|--|---|--|

Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states “local planning authorities should retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive”.

Option B – include a detailed policy

Include a more detailed policy designating sites for markets and schemes of improvement/creation

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ++ | Policy would help to promote, protect and strengthen the local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ++ | Policy would promote, protect and create cultural assets and improve and encourage access to existing or new community activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Markets are usually located within town centres with good public transport network. | |
| 13. Employment | ++ | Having a policy to promote schemes of improvement / creation would protect existing jobs and create new jobs. | |
| 14. Innovation | ++ | Having a policy to promote schemes of improvement / creation would encourage innovation. | |
| 15. Economic | ++ | Policy would provide the land, | |

| | | | |
|-----------|--|--|--|
| Structure | | buildings and stalls required by businesses. | |
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Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states “local planning authorities should retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive”.

Option C – no policy (do nothing)

Reply on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | May lead to no change to existing local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | May lead to no change to existing cultural assets. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Markets are usually located within town centres with good public transport network. | |
| 13. Employment | + | May lead to no change to range of jobs/business activity. | |
| 14. Innovation | + | May lead to no change. | |
| 15. Economic Structure | + | May lead to no change. | |

Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

Reason – respond to comments from Gedling Borough Council Public Health team.

Option A – include a policy

Include a policy stating that planning permission will not be granted for new A5 uses within 400 metres of secondary schools.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location. | |
| 7. Landscape | ? | Depends on location. | |
| 8. Natural Resources | ? | Depends on location. | |
| 9. Flooding | ? | Depends on location. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | + | Assume fast food takeaways will be located within residential area with little car use. | |
| 13. Employment | ++ | Would create jobs. | |
| 14. Innovation | + | Depends on scale and type of businesses. | |
| 15. Economic Structure | ++ | Would provide land and buildings of type required by businesses. | |

Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

Reason – respond to comments from Gedling Borough Council Public Health team.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Depends on location. | |
| 7. Landscape | ? | Depends on location. | |
| 8. Natural Resources | ? | Depends on location. | |
| 9. Flooding | ? | Depends on location. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | + | Assume fast food takeaways will be located within residential area with little car use. | |
| 13. Employment | ++ | Would create jobs. | |
| 14. Innovation | + | Depends on scale and type of businesses. | |
| 15. Economic Structure | ++ | Would provide land and buildings of type required by businesses. | |

Role of residential and upper floors

Reason – requirement of the National Planning Policy Framework paragraph 23 ninth bullet which states “local planning authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites”.

Option A – include a policy

Roll forward Policy S3 of the Replacement Local Plan which adopts a flexible approach.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | + | Encourages change of use of upper floors to residential | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ++ | Residential uses within town centres within walking distance or good access to community facilities and activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Residential uses within town centres within walking distance of community facilities and activities with little use of car. Also would mean access to good transport network. | |
| 13. Employment | + | Policy S3 encourages use of offices. | |
| 14. Innovation | + | May have positive impact on innovation. | |
| 15. Economic Structure | + | Policy S3 encourages use of upper floors which may not be required by businesses. | |

Role of residential and upper floors

Reason – requirement of the National Planning Policy Framework paragraph 23 ninth bullet which states “local planning authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites”.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | + | Encourages change of use of upper floors to residential | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on heritage/built environment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ++ | Residential uses within town centres within walking distance or good access to community facilities and activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No impact in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Residential uses within town centres within walking distance of community facilities and activities with little use of car. Also would mean access to good transport network. | |
| 13. Employment | ? | Depends on proposals. | |
| 14. Innovation | ? | Depends on proposals. | |
| 15. Economic Structure | ? | Depends on proposals. | |

Community Facilities

How to prevent unnecessary loss of community facilities and local services.

Reason – to provide guidance on National Planning Policy Framework paragraph 70 which states "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: ... guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". The Theatres Trust considered the existing Replacement Local Plan Policy C4 to be inadequate as it does not provide any criteria to support and protect existing community facilities nor give guidance to prevent their loss such as criterion requiring the provision of replacement facilities in accessible locations or contributions to existing or new facilities.

Option A – include a policy

Continue with existing Replacement Local Plan Policy C4 (which states planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility) incorporating the National Planning Policy Framework requirements (i.e. reduce the community's ability to meet its day-to-day needs) and further amend to address Theatres Trust's comments.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | Protecting community facilities would not cause negative impact on health. | |
| 3. Heritage and Design | 0 | Protecting community facilities would not cause negative impact on the local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | Protecting community facilities would not cause negative impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No change to transport network | |

| | | | |
|------------------------|---|--|--|
| | | or modes. | |
| 13. Employment | 0 | No change to range of jobs/activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to prevent unnecessary loss of community facilities and local services.

Reason – to provide guidance on National Planning Policy Framework paragraph 70 which states "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: ... guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". The Theatres Trust considered the existing Replacement Local Plan Policy C4 to be inadequate as it does not provide any criteria to support and protect existing community facilities nor give guidance to prevent their loss such as criterion requiring the provision of replacement facilities in accessible locations or contributions to existing or new facilities.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|--------------|---|-----------------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | -- | Loss of certain facilities (leisure centres, pharmacies, GP surgeries etc) would have negative impact on health. Also could mean people walk less if their local facility closes. | |
| 3. Heritage and Design | - | Could mean loss access to historic buildings thus affecting people's enjoyment and local character. | |
| 4. Crime | - | Loss of community facilities would mean loss of diversionary facilities. | |
| 5. Social | -- | Loss of social capital and cultural assets. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | -- | Loss of facilities would mean more car journeys to go to facilities further afield. | |

| | | | |
|------------------------|---|--|--|
| 13. Employment | - | Could lead to job losses and reduced diversity of jobs e.g. professional jobs in pharmacists, libraries etc. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Should there be a new policy designed to protect important Civic Amenity Space.

Reason – consultation response says we should consider including civic spaces e.g. built spaces, village greens, civic gardens.

Option A – include a policy

Include a new policy designation protecting civic spaces.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | Depends whether civic space include green space. | |
| 3. Heritage and Design | ++ | Will improve built character and historic settings. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ++ | Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations. | |
| 6. Environment, Biodiversity and Green Infrastructure | + | Could be a green space. Provides opportunity to accommodate community garden, urban trees etc. | |
| 7. Landscape | 0 | Not townscape. | |
| 8. Natural Resources | 0 | Depends whether civic space include green space. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Civic amenity space – for use by employees, outside seating, potential for markets. | |

Should there be a new policy designed to protect important Civic Amenity Space.

Reason – consultation response says we should consider including civic spaces e.g. built spaces, village greens, civic gardens.

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | -- | Depends on how much local community value it. | Assess local value. |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | -- | Depends on how much local community value it. | Assess local value. |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | ? | Unknown impact on greenfield land. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

Transport

What approach should be taken to residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option A – include a Gedling specific policy

Include a Gedling specific policy incorporating the key elements of the Residential Car Parking Supplementary Planning Document.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | + | Allows impact of cars on design and local character to be managed. | |
| 4. Crime | + | Contributes to safe secure area through designing out crime | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Potential to include electric charging points. | |
| 12. Transport | - | Providing adequate parking encourages car use. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken to residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option B – no policy (do nothing)

Rely on 6Cs Highway Design Guide.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | - | Stress over inadequate parking provision may have a negative impact on mental health. | |
| 3. Heritage and Design | - | Inadequate parking would mean negative impact on design and local character. | |
| 4. Crime | - | More opportunities for car crime where cars parked away from homes than those parked on allocated driveways. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | 0 | No impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken to non-residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option A – include a policy

Include a policy to incorporate key elements of the 6Cs Highway Design Guide.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Providing required infrastructure would minimise impact on the environment. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Provides required infrastructure. | |

What approach should be taken to non-residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option B – no policy (do nothing)

Rely on 6Cs Highway Design Guide.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Providing required infrastructure would minimise impact on the environment. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Provides required infrastructure. | |

What approach should be taken on future Park and Ride provision.

Reason – consultation response argues for a Park and Ride site to address existing problems of traffic congestion.

Option A – include a policy

Include a policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|-----------------------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. Depends on location. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | A large car park would have a negative impact depending on location. | |
| 7. Landscape | -- | A large car park would have a negative impact depending on location. | |
| 8. Natural Resources | + | Potential to decrease air pollution depending on location, design, operation etc. | Dedicated route for buses. |
| 9. Flooding | 0 | No impact on flood risk. | Flood runoff mitigation required. |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | + | Could increase electric vehicle usage. Could reduce carbon dioxide emissions depending on location, design, operation etc. | |
| 12. Transport | + | Depends on location, design, operation etc. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

What approach should be taken on future Park and Ride provision.

Reason – consultation response argues for a Park and Ride site to address existing problems of traffic congestion.

Option B – no policy (do nothing)

Rely on paragraph 90 of National Planning Policy Framework which states "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... local transport infrastructure which can demonstrate a requirement for a Green Belt location".

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply – area is not allocated for housing. | |
| 2. Health | 0 | No impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | 0 | No impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | ? | Unknown impact on water or air pollution. | |
| 9. Flooding | ? | Unknown impact on flooding. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | ? | Unknown impact on renewable energy. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | ? | Unknown impact on land available for development or infrastructure. | |

Protect sites and routes i.e. cycle routes and recreational routes.

Reason - to provide guidance on National Planning Policy Framework paragraph 41 which states "Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice."

Option A – include a policy

Include a policy based on existing Replacement Local Plan Policy T9 and identify additional sites and routes.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ++ | Promoting cycling will lead to more physical activity. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Cycling may make it easier to access community facilities and activities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No loss of biodiversity or increase in Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | + | May decrease air pollution if people switch from car to bike. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ++ | Would help to minimise impact on the environment and reduce journeys undertaken by car. | |
| 13. Employment | + | Improves access to employment opportunities for people who don't have/can't afford a car. | |
| 14. Innovation | + | Cycle infrastructure attractive to graduates whose younger and less likely to have a car. Also makes access to colleges etc. easier. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

Protect sites and routes i.e. cycle routes and recreational routes.

Reason - to provide guidance on National Planning Policy Framework paragraph 41 which states "Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice."

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | ? | Unknown impact on local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure. | |
| 7. Landscape | ? | Unknown impact on character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect and enhance public rights of way and access.

Reason – to address paragraph 75 of National Planning Policy Framework which states "Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Option A – include a policy

Include a policy to identify and protect Public Rights of Way and access.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Right of Way to be mapped on the Policies Map for great clarity. Can also look at informal Right of Way and tracks. All could increase opportunities for recreational physical activity. | |
| 3. Heritage and Design | 0 | No impact on local character. | |
| 4. Crime | ? | Unknown impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Footpaths can be part of Green Infrastructure. | |
| 7. Landscape | 0 | No impact to character and amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | No increase in renewable energy or impact on efficiency. | |
| 12. Transport | + | Could reduce journeys by car. | |
| 13. Employment | 0 | No impact on range of jobs/business activity. | |
| 14. Innovation | 0 | No impact on qualifications or type of jobs. | |
| 15. Economic Structure | 0 | No impact on land available for development or infrastructure. | |

How to protect and enhance public rights of way and access.

Reason – to address paragraph 75 of National Planning Policy Framework which states "Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework. Public rights of way are protected under separate legislation.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | 0 | No change. | |
| 3. Heritage and Design | 0 | No change. | |
| 4. Crime | 0 | No change. | |
| 5. Social | 0 | No change. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No change. | |
| 7. Landscape | 0 | No change. | |
| 8. Natural Resources | 0 | No change. | |
| 9. Flooding | 0 | No change. | |
| 10. Waste | 0 | No change. | |
| 11. Energy and Climate Change | 0 | No change. | |
| 12. Transport | ? | Unknown impact on transport network or modes. | |
| 13. Employment | 0 | No change. | |
| 14. Innovation | 0 | No change. | |
| 15. Economic Structure | 0 | No change. | |

Infrastructure

Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

Reason – to provide guidance on National Planning Policy Framework paragraph 43 which states "In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate". Evidence for Aligned Core Strategy confirms consideration will be given to introducing a policy on telecoms and broadband.

Option A – include a criteria based policy

Include a criteria based policy based on National Planning Policy Framework paragraph 43.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | + | Ensuring fast broadband will allow people to access health services remotely (e.g. GP check-ups by video calls). | |
| 3. Heritage and Design | + | More control over siting and appearance will allow the Council to maintain local character and setting of heritage assets. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | + | Ensuring fast communications allows people to keep in touch, particular with children/grandchildren living far away. | |
| 6. Environment, Biodiversity and Green Infrastructure | ? | Unknown impact on biodiversity or Green Infrastructure – depends on location of site. | |
| 7. Landscape | ? | Could restrict impact on visual amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |

| | | | |
|-------------------------------|----|--|--|
| 11. Energy and Climate Change | + | Fast communications are needed for smart meters, smart homes etc. that reduce energy use. | |
| 12. Transport | + | Fast communications necessary for working from home, internet shopping, teleconferencing etc. – all of which reduce transport emissions and car use. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ++ | This is indispensable for an “innovation culture” in the knowledge economy. | |
| 15. Economic Structure | ++ | Same as Innovation. The benefits are more from faster broadband than mobile network masts. | |

Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

Reason – to provide guidance on National Planning Policy Framework paragraph 43 which states "In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate". Evidence for Aligned Core Strategy confirms consideration will be given to introducing a policy on telecoms and broadband.

Option B – no policy (do nothing)

No policy.

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|----------------------|
| 1. Housing | 0 | No increase in housing supply. | |
| 2. Health | ? | Unknown impact on health. | |
| 3. Heritage and Design | ? | Site by site impact – unable to make general assessment. | |
| 4. Crime | 0 | No impact on crime. | |
| 5. Social | ? | Unknown impact on social. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site by site impact – unable to make general assessment. | |
| 7. Landscape | - | Could have negative impact on visual amenity. | |
| 8. Natural Resources | 0 | No direct change to water or air pollution. | |
| 9. Flooding | 0 | No impact on flood risk. | |
| 10. Waste | 0 | No impact on waste recovery. | |
| 11. Energy and Climate Change | 0 | Unknown impact on energy and climate change. | |
| 12. Transport | ? | Site by site impact – unable to make general assessment. | |
| 13. Employment | ? | Unknown impact on range of jobs/business activity. | |
| 14. Innovation | ? | Site by site impact – unable to make general assessment. | |
| 15. Economic Structure | ? | Site by site impact – unable to make general assessment. | |

Sustainability Appraisal Publication Draft

Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall

Local Planning Document

March 2016

Introduction

Appendix C contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the urban area and on the edge of Hucknall.

The SA Matrix used in the SA assessment is included in **Appendix A**.

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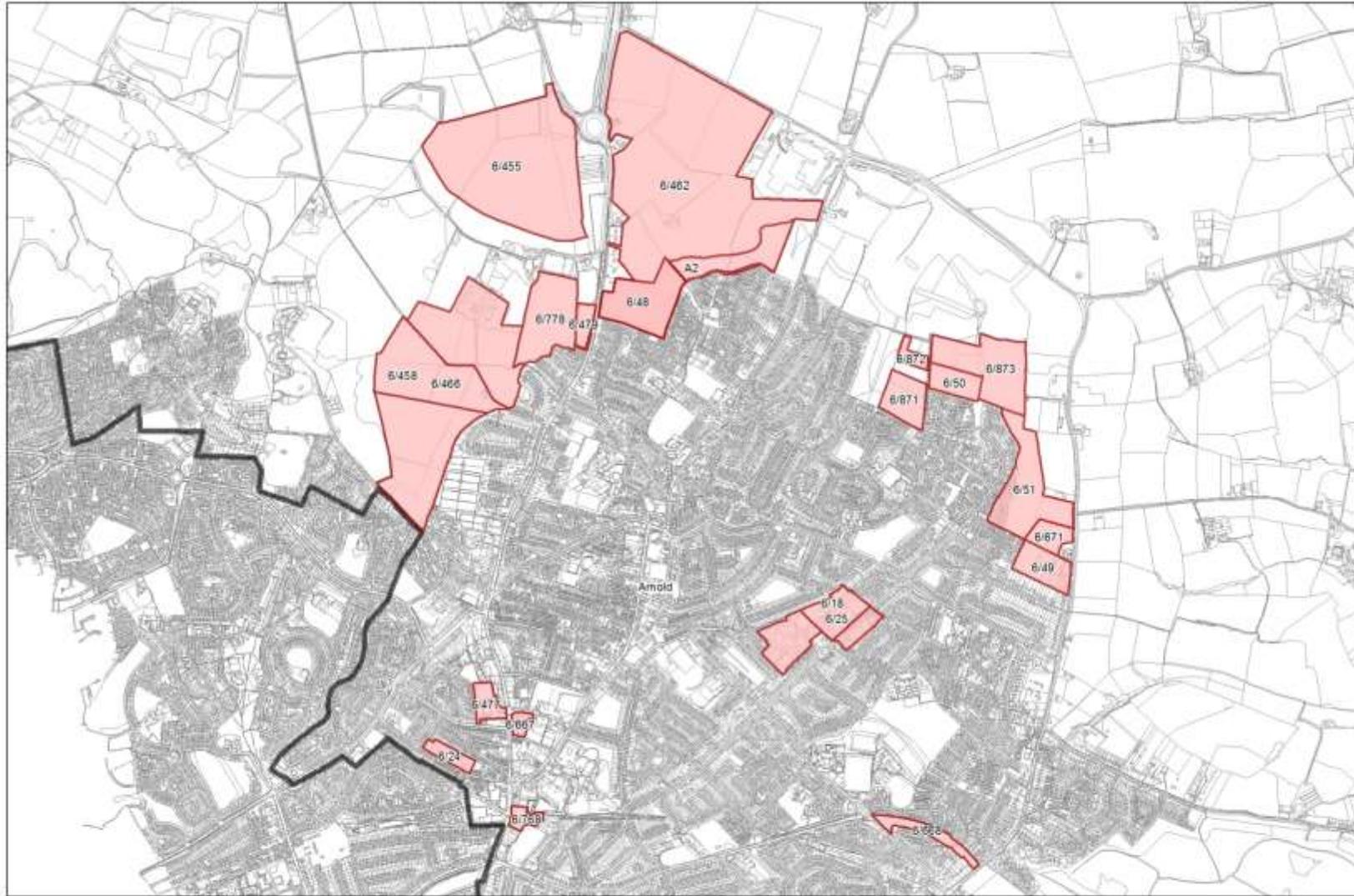
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Appendix C1: Arnold

| | |
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Map of Reasonable Alternative Sites for Housing in Arnold

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City Centre, Arnold High Park, Arnold, Nottinghamshire, NG8 8LU

Arnold

Reasonable Alternative Sites
Borough Boundary



Site 6/18: Rolleston Drive (NCC Offices)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/18 |  | | |
| Site name: | Rolleston Drive (NCC Offices) | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 3.64 ha | | | |
| Existing use: | (J) Offices | | | |
| Site commentary: | Existing employment site | | | |
| Dwellings capacity: | 109 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | 17 mins | 30 mins | 9 mins | |
| Travel time (minutes) to primary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to leisure centre: | 16 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 11 mins | 11 mins | 3 mins | |
| Travel time (minutes) to employment zone: | 3 mins | 2 min | 1 min | |
| Travel time (minutes) to town centre: | 11 mins | 16 mins | 5 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 109 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Within 400 m of post office, a community centre and schools. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the north and east edges of the site. A small percentage of high risk surface water flooding also occurs within the site. | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency | |

| | | | |
|------------------------|----|--|--|
| | | measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work. | |
| 13. Employment | - | It is understood that some units are vacant so loss in jobs in occupied units. | |
| 14. Innovation | 0 | Mainly depot buildings on site. | |
| 15. Economic Structure | - | Site is part of the "Brookfield Road/ Rolleston Drive" employment site. | |

Site 6/24: Sherbrook Road/Prior Road

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/24 |  | | |
| Site name: | Sherbrook Road/Prior Road | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 1.42 ha | | | |
| Existing use: | (I) Industry | | | |
| Site commentary: | Existing employment site | | | |
| Dwellings capacity: | 43 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 7 mins | 12 mins | 4 mins | |
| Travel time (minutes) to hospital: | 12 mins | 14 mins | 4 mins | |
| Travel time (minutes) to primary school: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 18 mins | 24 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 12 mins | 22 mins | 6 mins | |
| Travel time (minutes) to community centre: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to employment zone: | 1 min | 1 min | 0 min | |
| Travel time (minutes) to town centre: | 9 mins | 19 mins | 6 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 43 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of several recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a school. Within 30 minutes public transport time of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Although the site is brownfield land, it is near the Air Quality Management Area. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus | |

| | | | |
|------------------------|----|--|--|
| | | stops for No.58 (every 10 minutes), Pronto (every 10 minutes), CC (every 15 minutes). Good direct bus route to Arnold, Nottingham City and Mansfield for work. | |
| 13. Employment | -- | Loss in large number of jobs. | |
| 14. Innovation | 0 | Mainly warehouses on site. | |
| 15. Economic Structure | -- | Loss of the "Sherbrook Road" employment site. | |

Site 6/25: Brookfield Road/Rolleston Drive

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/25 |  | | |
| Site name: | Brookfield Road/Rolleston Drive | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 9.46 ha | | | |
| Existing use: | (I) Industry | | | |
| Site commentary: | Existing employment site. Part of the site is currently under construction for residential development. | | | |
| Dwellings capacity: | 284 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | 1 Listed Building within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 14 mins | 4 mins | |
| Travel time (minutes) to hospital: | 16 mins | 29 mins | 9 mins | |
| Travel time (minutes) to primary school: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 9 mins | 7 mins | 2 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 17 mins | 5 mins | |
| Travel time (minutes) to community centre: | 11 mins | 13 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 5 mins | 2 mins | |
| Travel time (minutes) to town centre: | 10 mins | 12 mins | 4 mins | |

Sustainability Appraisal

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 284 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | Significant impact on heritage building if developed. | The development of the site for apartments and other communal housing may be the most appropriate form of housing, i.e., buildings set in communal spaces, to reflect the historical grouping (from records of the site). |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Within 400 m of schools. Approx half of the site within 400 m of post office and a community centre. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the north and east | Requires good sustainable drainage systems in place to ensure surface water |

| | | | |
|-------------------------------|----|---|--|
| | | edges of the site. A small percentage of high risk surface water flooding also occurs within the central of the site. | runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work. | |
| 13. Employment | -- | Loss in large number of jobs. | |
| 14. Innovation | -- | Loss of office uses on part of the site. | |
| 15. Economic Structure | -- | Loss of the "Brookfield Road/ Rolleston Drive" employment site. | |

Site 6/48: Lodge Farm Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/48 |  | | |
| Site name: | Lodge Farm Lane | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 7.31 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 150 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 27 mins | 41 mins | 12 mins | |
| Travel time (minutes) to primary school: | 18 mins | 20 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 14 mins | 16 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 5 mins | 5 mins | 1 min | |
| Travel time (minutes) to town centre: | 15 mins | 20 mins | 6 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 150 homes. | |
| 2. Health | + | Not within 400 m of GP. It is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a school. Within 30 minutes public transport of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Trees on site. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Adequate protection during construction and design of development to protect trees and minimise any adverse effects. |
| 7. Landscape | 0 | Score: 51. The site is part of an undulating arable field which sits on the edge of the main Arnold conurbation. Its landform is complex and generally precludes long views from the north. Overall there is a low landscape sensitivity of the study area to development of the site as development would be an extension of the existing urban edge. Visually, the study area has a low sensitivity to development of the site, although there is a ridgeline to the northwest that needs consideration to prevent development on site having an adverse effect on the wider landscape. | <ul style="list-style-type: none"> - east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl. - north side of the site to include mitigation tree and shrub planting to create a buffer between mature woodland setting proposed development site. - create new hedgerow to ridge line to define development area |

| | | | |
|----------------------|----|---|--|
| | | | and to maintain field pattern. |
| 8. Natural Resources | -- | Loss of agricultural grade 2 land and greenfield land. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site). | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |

| | | | |
|-------------------------------|---|---|--|
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Site adjacent to existing bus route and part of site falls within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. North of the site adjacent to Rights of Way. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/49: Brookfields Garden Centre

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/49 |  | | |
| Site name: | Brookfields Garden Centre | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 3.52 ha | | | |
| Existing use: | (K) Retailing | | | |
| Site commentary: | Brookfield Garden Centre and two dwellings | | | |
| Dwellings capacity: | 106 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 22 mins | 32 mins | 10 mins | |
| Travel time (minutes) to hospital: | 34 mins | 46 mins | 14 mins | |
| Travel time (minutes) to primary school: | 14 mins | 13 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 26 mins | 19 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 24 mins | 31 mins | 9 mins | |
| Travel time (minutes) to community centre: | 16 mins | 20 mins | 6 mins | |
| Travel time (minutes) to employment zone: | 18 mins | 16 mins | 5 mins | |
| Travel time (minutes) to town centre: | 20 mins | 31 mins | 9 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 106 homes. | |
| 2. Health | + | Not within 400 m of GP. It is within 30 minutes public transport and cycling time. Within 400 m of private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 51. The site is currently a garden centre situated on a low plateau to the settlement edge and therefore already includes built development which influences views and character. There is a high level of human influence both on the site and in the study area, with the busy road and settlement edge detracting from the quality of the surrounding landscape. The study area has relatively low landscape value - with the exception of Mature Landscape Areas to the east of the site - and the developed nature of the site at present means that the study area has a low level of susceptibility to further development on site. Overall the study area has a low landscape sensitivity to development on | - north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns. |

| | | | |
|-------------------------------|----|--|--|
| | | site and the lack of sensitive receptors along with relatively low value of views of the site means that the study area also has a low visual sensitivity to its development. | |
| 8. Natural Resources | ++ | Site is brownfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops (on Coppice Road) for No.56 (every 10, 20 and 30 minutes depending on time of day) and No.46 (hourly). Good direct bus routes to Arnold and Nottingham City for work. North of the site adjacent to public rights of way. | |
| 13. Employment | - | Loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | - | Loss of existing garden centre on land not identified for employment or retail use on the Proposals Map. | |

Site 6/50: Killisick Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/50 |  | | |
| Site name: | Killisick Lane | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 2.60 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 110 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 27 mins | 8 mins | |
| Travel time (minutes) to hospital: | 23 mins | 49 mins | 15 mins | |
| Travel time (minutes) to primary school: | 11 mins | 8 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 24 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 17 mins | 26 mins | 8 mins | |
| Travel time (minutes) to community centre: | 7 mins | 12 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 13 mins | 4 mins | |
| Travel time (minutes) to town centre: | 17 mins | 26 mins | 8 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 110 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 62. The site is a rolling pastoral field which is designated as a Mature Landscape Area. It bounds the settlement edge and runs into open countryside. The proximity of the site to existing development means that the study area is of low landscape value, but loss of the Mature Landscape Area on the site contributes to a medium susceptibility of the study area to changes on the site. However, overall it is considered that the study area has a low landscape sensitivity to development of the site. There is a localised high point within the site which contributes to its visual value as part of the landscape setting for Arnold. In addition, the site is within a | <ul style="list-style-type: none"> - majority area (from north west to south east) of the site to include landscape buffer to restrict long range views from high ground in the south east. - mitigation planting to ridge line to provide further screen of potential development. |

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| | | Mature Landscape Area. Therefore, the site contributes a medium visual value to the study area, which when coupled with a medium susceptibility, results in an overall medium visual sensitivity of the study area to development on site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (every 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. West of the site adjacent to Rights of Way. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/51: Howbeck Road (Land East)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/51 |  | | |
| Site name: | Howbeck Road (Land East) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 9.20 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land. Part of the site contains Howbeck Road housing allocation which is almost completed. | | | |
| Dwellings capacity: | 250 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Majority of the site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 16 mins | 28 mins | 8 mins | |
| Travel time (minutes) to hospital: | 20 mins | 42 mins | 13 mins | |
| Travel time (minutes) to primary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 13 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 19 mins | 26 mins | 8 mins | |
| Travel time (minutes) to community centre: | 10 mins | 14 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 5 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 14 mins | 26 mins | 8 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 250 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 77. The site is an arable field that slopes westwards towards the settlement edge. The landform of the site means that the study area is of medium landscape value and has a high susceptibility to change due to the landform screening role currently performed by the site, preventing encroachment of the settlement into high quality landscape. Therefore the study | – the whole site excluding the Howbeck Road development (which is now built) to include landscape buffer to prevent urban sprawl. |

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| | | area has a high landscape sensitivity to development of the site. There is a medium visual value on site arising from the Mature Landscape Area to the east of the site; the visual susceptibility is medium, which arises from the position of the site both on a valley side and on a ridgeline. Overall, these give a medium visual sensitivity of the study area to development on site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work. South of the site adjacent to Rights of Way. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for | |

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| | | training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/455: New Farm (Site B)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/455 |  | | |
| Site name: | New Farm (Site B) | | | |
| Locality: | Arnold | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 31.81 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 954 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grades 2 and 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 25 mins | 36 mins | 11 mins | |
| Travel time (minutes) to hospital: | 21 mins | 53 mins | 16 mins | |
| Travel time (minutes) to primary school: | 30 mins | 36 mins | 11 mins | |
| Travel time (minutes) to secondary school: | 20 mins | 27 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 30 mins | 9 mins | |
| Travel time (minutes) to community centre: | 25 mins | 32 mins | 10 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | 25 mins | 37 mins | 11 mins | |

Sustainability Appraisal Assessment

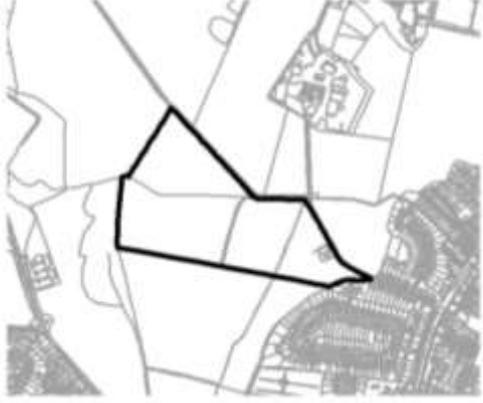
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 954 homes. | |
| 2. Health | + | Not within 400 m of GP. It is within 30 minutes public transport and cycling time, however part of the site within 400 m of existing bus stops. | |
| 3. Heritage and Design | - | Reduced site would ensure a minimum impact on the heritage asset. | Reduce site area using the topography of the land to define the site boundaries nearest the Pumping Station would ensure no impact on the heritage asset. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Big site. Not within 400 m of community facilities, however they are within 30 minutes public transport time for part of the site within 400 m of existing bus stops. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 79. The site is a series of arable fields that fall within open rural countryside, with wide | – retain site as a landscape buffer to prevent isolated |

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| | | <p>views obtainable of the site from the east. The settlement pattern in the area is dispersed and it feels removed from the main Arnold conurbation which is behind the ridgeline to the south of the site. The landform and dispersed settlement pattern of the study area means that although it is of medium landscape value, it has a high susceptibility to change due to any development on the site affecting both the dispersed settlement pattern and open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. Therefore the study area has a high landscape sensitivity to development of the site. There is a medium visual value on site - due to its location as the setting of several designations - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on site.</p> | <p>area of development.</p> |
| <p>8. Natural Resources</p> | <p>--</p> | <p>Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.</p> | <p>Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i>. Where Best Most Versatile (BMV) land is affected i.e.</p> |

| | | | |
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| | | | <p>grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p> |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site is within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/458: New Farm (Site D)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/458 |  | | |
| Site name: | New Farm (Site D) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 11.89 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Sports ground/playing field | | | |
| Dwellings capacity: | 357 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 26 mins | 21 mins | 6 mins | |
| Travel time (minutes) to hospital: | 22 mins | 38 mins | 11 mins | |
| Travel time (minutes) to primary school: | 27 mins | 24 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 19 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 16 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 16 mins | 22 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 44 mins | 16 mins | 5 mins | |
| Travel time (minutes) to town centre: | 18 mins | 27 mins | 8 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 357 homes. | |
| 2. Health | -- | Loss of sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP. | Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | - | The site, if developed, would have some effect on the wider setting of Bestwood Lodge and Lodge Building on the approach to Bestwood Lodge. | A lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of sports ground/playing field (open space). | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | - | Score: 74. The site is a series of arable fields that sit on the edge of the main Arnold conurbation. The landscape quality of the study area contributes to a medium landscape value. It has a high susceptibility to change | - west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above |

| | | | |
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| | | as the site is an incoherent extension of the urban edge into countryside, increasing the urbanising effect of the conurbation. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual value on site - due to its recreational value - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on site. | landform. - mitigation planting to ridge line to ensure the screening of potential development. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency | |

| | | | |
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| | | measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. North of the site adjacent to Rights of Way. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/462: New Farm (Site E)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/462 |  | | |
| Site name: | New Farm (Site E) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 70 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 735 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 23 mins | 31 mins | 9 mins | |
| Travel time (minutes) to hospital: | 18 mins | 49 mins | 15 mins | |
| Travel time (minutes) to primary school: | 27 mins | 31 mins | 9 mins | |
| Travel time (minutes) to secondary school: | 17 mins | 23 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 17 mins | 25 mins | 8 mins | |
| Travel time (minutes) to community centre: | 23 mins | 27 mins | 8 mins | |
| Travel time (minutes) to employment zone: | 14 mins | 21 mins | 6 mins | |
| Travel time (minutes) to town centre: | 22 mins | 32 mins | 9 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 735 homes. | |
| 2. Health | - | Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP. Majority of site not within 400 m of recreational open space. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities, except a school for the small part of the site to the south. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to public open space. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Developer contribution could be used to enhance area of open space to |

| | | | |
|----------------------|----|--|--|
| | | | increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | -- | Score: 83. The site is a series of arable fields that cross a ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. This is against the policy arising from the Nottinghamshire Landscape Character Assessment. Therefore the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function it performs; however there is a high susceptibility gained through the role of the site within its setting and the long views affording of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site. | <ul style="list-style-type: none"> - landscape buffer to cover all land north of the ridge line (covering the north and central area of the site) to restrict urban creep beyond existing settlement line. - mitigation planting to ridge line to contain settlement area. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | Paragraph 112 of the National Planning Policy Framework states " <i>Where significant development of</i> |

| | | | |
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| | | | <p><i>agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</i></p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p> |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding. | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. | Improve accessibility to |

| | | | |
|------------------------|---|--|-----------------------------|
| | | Public rights of way through the site. | existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/466: New Farm (SUE)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/466 |  | | |
| Site name: | New Farm (SUE) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 44.78 ha | | | |
| Existing use: | Multiple uses. | | | |
| Site commentary: | Greenfield land and sports ground/ playing field | | | |
| Dwellings capacity: | 900 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grades 2 and 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 24 mins | 19 mins | 6 mins | |
| Travel time (minutes) to hospital: | 19 mins | 36 mins | 11 mins | |
| Travel time (minutes) to primary school: | 25 mins | 22 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 18 mins | 5 mins | |
| Travel time (minutes) to community centre: | 14 mins | 21 mins | 6 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | 15 mins | 25 mins | 7 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 900 homes. | |
| 2. Health | -- | Loss of sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP. | Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | - | Lesser impact than other sites proposed in this vicinity which are 6/454, 6/456 and 6/458. | Reduce site area back. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Would involve the loss of existing hedgerows and trees. Loss of sports ground/playing field (open space). Unknown net biodiversity gain. | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green |

| | | | |
|----------------------|----|--|---|
| | | | Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 66. The site is a series of rolling arable fields that sit on the edge of the main Arnold conurbation and are crossed by a footpath. The landscape quality of the study area contributes to a medium landscape value, along with a Mature Landscape Area, and a medium recreational value. It has a medium susceptibility to change as the site is an extension of the urban edge into countryside, increasing the urbanising effect of the conurbation. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual value on site - due to its recreational value and a medium susceptibility which is due to the site being a key part of the landscape setting for rights of way users. Overall, this gives a medium visual sensitivity of the study area to development on site. | <ul style="list-style-type: none"> - north east part of the site to include landscape buffer to high ground to restrict long range views. - north west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above landform. - mitigation planting to ridge line to ensure the screening of potential development. |
| 8. Natural Resources | -- | Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. |

| | | | |
|-------------------------------|---|---|--|
| | | | <p>grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p> |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site). | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. Public rights of way through the site. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/477: Daybrook Laundry

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/477 |  | | |
| Site name: | Daybrook Laundry | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 1.72 ha | | | |
| Existing use: | (I) Industry | | | |
| Site commentary: | Existing industry use. Part of site has been developed for retail unit (Aldi) and remainder of the site has potential for residential development. | | | |
| Dwellings capacity: | 46 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | Part of site falls within Air Quality Management Area | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 5 mins | 4 mins | 1 mins | |
| Travel time (minutes) to hospital: | 9 mins | 15 mins | 4 mins | |
| Travel time (minutes) to primary school: | 14 mins | 13 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 20 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 11 mins | 17 mins | 5 mins | |
| Travel time (minutes) to community centre: | 16 mins | 16 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 3 mins | 3 mins | 1 min | |
| Travel time (minutes) to town centre: | 8 mins | 15 mins | 4 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | + | 46 homes. | |
| 2. Health | ++ | Within 400 m of GP and recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site is visually not imposing on heritage asset because of existing development between the site and the asset. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | -- | Although the site is brownfield land, it falls within the Air Quality Management Area. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on the A60 adjacent to the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |

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|------------------------|----|--|--|
| 12. Transport | ++ | Within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. | |
| 13. Employment | 0 | Part of the site has been developed for retail use. The remainder of the site is currently cleared and has not been re-developed so no loss of jobs. | |
| 14. Innovation | 0 | No office uses on the remainder of the site. | |
| 15. Economic Structure | - | Part of the "Salop Street" employment site. | |

Site 6/479: Metallifactory Ltd

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/479 |  | | |
| Site name: | Metallifactory Ltd | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 1.33 ha | | | |
| Existing use: | (I) Industry | | | |
| Site commentary: | Existing industry use - former Magal Metallifactory factory. Site has planning permission for residential development | | | |
| Dwellings capacity: | 75 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 16 mins | 37 mins | 11 mins | |
| Travel time (minutes) to primary school: | 16 mins | 20 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 12 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 12 mins | 16 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 13 mins | 20 mins | 6 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 75 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 43. The site is a derelict factory site which is currently used for car parking; the boundaries of the site comprise substantial vegetation, which helps to screen the site from its surroundings - the edge of the main Arnold conurbation. The degraded nature of the site and its surroundings contribute to a low landscape value. There is a low susceptibility to change as the site is an extension of the urban edge, only locally increasing the urbanising effect of the conurbation. Therefore the study area has a low landscape sensitivity to development of the site. There is a low visual value on site which when coupled with a low susceptibility, gives an overall low visual sensitivity of the study area to development on site. | <ul style="list-style-type: none"> - north area of the site to include landscape buffer to align with adjacent development line. - enhance existing planting (on west, north and north east sides of the site) to reduce views from the west and north |

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|-------------------------------|----|---|--|
| 8. Natural Resources | - | Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for Pronto (every 10 minutes), No.87 (every 15 minutes) and SA (hourly). Good direct bus routes to Arnold, Nottingham City and Mansfield for work. | |
| 13. Employment | 0 | Site is currently vacant so no loss of jobs. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of existing employment unit on land not identified for employment or retail use on the Proposals Map. | |

Site 6/667: Sir John Robinson House

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/667 |  | | |
| Site name: | Sir John Robinson House | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 0.74 ha | | | |
| Existing use: | (J) Offices | | | |
| Site commentary: | Existing County Council offices | | | |
| Dwellings capacity: | 50 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Within flood zone 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | Site falls within Air Quality Management Area | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 4 mins | 5 mins | 2 mins | |
| Travel time (minutes) to hospital: | 7 mins | 13 mins | 4 mins | |
| Travel time (minutes) to primary school: | 15 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 20 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 11 mins | 17 mins | 5 mins | |
| Travel time (minutes) to community centre: | 15 mins | 14 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 1 min | 1 min | 0 min | |
| Travel time (minutes) to town centre: | 7 mins | 15 mins | 4 mins | |

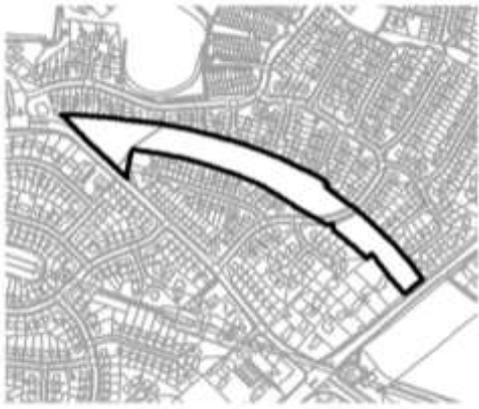
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 50 homes. | |
| 2. Health | ++ | Within 400 m of GP and recreational open space. | |
| 3. Heritage and Design | -- | There would be a major impact on the design, appearance and character of a major landmark Listed Building if the existing car park was developed. | Sensitive conversion of the Listed Building could retain it for the future as it has been a difficult building to sell on. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | -- | Although the site is brownfield land, it falls within the Air Quality Management Area. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | -- | Site is within flood zone 3. | Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding |

| | | | |
|-------------------------------|----|--|------------------------------|
| | | | (avoidance over mitigation). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.58 and Pronto (both every 10 minutes), No.25 (every 20 minutes), No.53 (every 30 minutes) and other buses. Good direct bus routes to Arnold, Nottingham City and Mansfield for work. | |
| 13. Employment | -- | Loss in large number of jobs. | |
| 14. Innovation | -- | Loss of office uses on site. | |
| 15. Economic Structure | - | Site is part of the "Former Home Brewery" employment site. | |

Site 6/668: Land Off Mapperley Plains

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/668 |  | | |
| Site name: | Land Off Mapperley Plains | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 2.11 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Protected open space | | | |
| Dwellings capacity: | 100 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | Open space | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 10 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | 17 mins | 29 mins | 9 mins | |
| Travel time (minutes) to primary school: | 11 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 11 mins | 10 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 22 mins | 29 mins | 9 mins | |
| Travel time (minutes) to community centre: | 9 mins | 8 mins | 2 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 11 mins | 19 mins | 6 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 100 homes. | |
| 2. Health | -- | Loss of recreational open space. Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. | Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Approx half of the site falls within 400 m of schools and a community centre. Within 30 minutes public time of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of open space. | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Site is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |

| | | | |
|-------------------------------|----|--|--|
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.56 (every 10, 20 and 30 minutes depending on time of day), No.57 (every 30 minutes) and other buses. Good direct bus routes to Arnold and Nottingham City for work. Public rights of way through the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/671: Extension of Howbeck Road

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/671 |  | | |
| Site name: | Extension of Howbeck Road | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 2.02 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 60 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 28 mins | 34 mins | 10 mins | |
| Travel time (minutes) to hospital: | 43 mins | 48 mins | 14 mins | |
| Travel time (minutes) to primary school: | 20 mins | 15 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 28 mins | 21 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 31 mins | 32 mins | 10 mins | |
| Travel time (minutes) to community centre: | 22 mins | 22 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 25 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | 27 mins | 33 mins | 10 mins | |

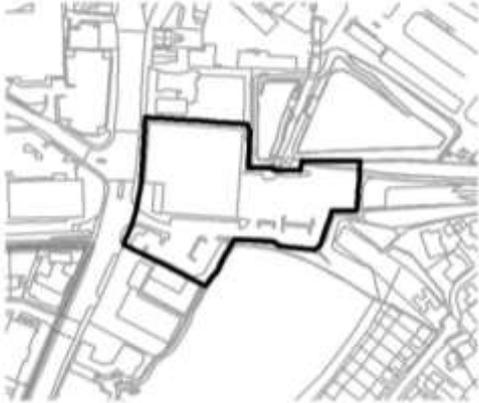
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 60 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Within 400 m of private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of natural and semi-natural land. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. |
| 7. Landscape | - | Score: 78. The site is a grassy field on a low plateau situated on a ridgeline near to the settlement edge and forms a key rural backdrop to the conurbation of Arnold, as well as screening it from the wider high quality landscape. In landscape terms, the study area is of low value but has a high susceptibility to change due to the screening effect performed by the ridgeline on which the site sits. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual | – whole site to include landscape buffer to prevent urban sprawl beyond the existing development line. |

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|-------------------------------|---|---|--|
| | | value on site derived from its location on the ridgeline and its role as access to rural mature landscape areas. When coupled with a high susceptibility - derived from the long views of the site and its role as part of the landscape setting for several receptors - the overall visual sensitivity of the study area to development on site is high. | |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on Howbeck Road Street which residents have to walk to approx 400 m to a bus stop for No.59 (every 30 minutes). Thus this scores a minor positive. Good direct bus route to Arnold and Nottingham City for work. Public rights of way through site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/768: B and Q Unit Mansfield Road

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/768 |  | | |
| Site name: | B and Q Unit Mansfield Road | | | |
| Locality: | Arnold | | | |
| Location: | Within PUA | | | |
| Site area: | 1.03 ha | | | |
| Existing use: | (K) Retailing | | | |
| Site commentary: | Existing B&Q store | | | |
| Dwellings capacity: | 60 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | Site falls within Air Quality Management Area | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 4 mins | 11 mins | 3 mins | |
| Travel time (minutes) to hospital: | 7 mins | 9 mins | 3 mins | |
| Travel time (minutes) to primary school: | 10 mins | 14 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 19 mins | 22 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 5 mins | 1 min | |
| Travel time (minutes) to town centre: | 7 mins | 17 mins | 5 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 60 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to two recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. Although the site is adjacent to two open spaces, it is considered that there would be no negative change. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | -- | Although the site is brownfield land, it falls within the Air Quality Management Area. | Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue on site, however there is a high risk of surface water flooding issue to the north of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is | |

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| | | dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.58 and Pronto (every 10 minutes), CC (every 15 minutes), No.25 (every 20 minutes) and No.53 (every 30 minutes). Good direct bus routes to Arnold, Nottingham City and Mansfield for work. | |
| 13. Employment | -- | Loss in large number of jobs. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Although the two retail parks (as identified on the Proposals Map) are separated by A60, the site is part of the wider out of centre retail complex. | |

Site 6/778: Land to the west of the A60 Redhill

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/778 |  | | |
| Site name: | Land to the west of the A60 Redhill | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 8.07 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 120 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grades 2 and 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 22 mins | 6 mins | |
| Travel time (minutes) to hospital: | 18 mins | 39 mins | 12 mins | |
| Travel time (minutes) to primary school: | 18 mins | 22 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 15 mins | 5 mins | |
| Travel time (minutes) to community centre: | 14 mins | 18 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 15 mins | 22 mins | 7 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 120 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Adequate protection during construction and design of development to protect trees and minimise any adverse effects. |
| 7. Landscape | 0 | Score: 52. The site is a pastoral fields that sit on a ridgeline on the edge of the main Arnold conurbation. The landscape quality of the study area contributes to a medium landscape value. It has a low susceptibility to change as the site is an extension of the urban edge, only locally increasing the urbanising effect of the conurbation. Therefore the study area has a low landscape sensitivity to development of the site. There is a low visual value on site which when coupled with a low susceptibility, gives an overall low visual sensitivity of the study area to development on site. | <ul style="list-style-type: none"> - north part of the site to include landscape buffer to maintain setting of a group fo trees with Tree Preservation Orders. - hedgerows and tree groups to ridge line to contain elevated position. - mitigation tree and shrub planting to create a distinct boundary between site and neighbouring properties and to |

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| | | | screen views from surrounding right of way. |
| 8. Natural Resources | -- | Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site. | Paragraph 112 of the National Planning Policy Framework states " <i>Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality</i> ". Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy | |

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| | | provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops (on Mansfield Road) for Pronto (every 10 minutes), No.87 (every 15 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/871: Killisick Lane (GBC site 1) ¹

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/871 |  | | |
| Site name: | Killisick Lane (GBC site 1) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 3.61 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Part open space and part agricultural land | | | |
| Dwellings capacity: | 108 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 16 mins | 26 mins | 8 mins | |
| Travel time (minutes) to hospital: | 21 mins | 47 mins | 14 mins | |
| Travel time (minutes) to primary school: | 9 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 23 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 24 mins | 7 mins | |
| Travel time (minutes) to community centre: | 6 mins | 11 mins | 3 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 12 mins | 4 mins | |
| Travel time (minutes) to town centre: | 16 mins | 25 mins | 7 mins | |

¹ Site K1 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 108 homes. | |
| 2. Health | -- | Loss of recreational open space. Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. | Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of schools. Within 30 minutes public transport time of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of open space. | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | - | Score: 69. The site is a public open space and adjoining pastoral field (with historic field pattern); both of which are designated as a Mature Landscape Area. The site bounds the settlement edge and runs into open countryside to the north and east. The recreational nature of the site and its immediate surroundings coupled with the proximity of the site to existing development means that the study area is of medium landscape value, and | - south part of the site to include landscape buffer to sloping landform to maintain right of way and community space. - enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and |

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| | | loss of the Mature Landscape Area on the site contributes to a medium susceptibility of the study area to changes on the site. Overall it is considered that the study area has a medium landscape sensitivity to development of the site. The Mature Landscape Area and the intrinsic recreational value of the study area contribute to its high visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting to Arnold. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site. | community space. |
| 8. Natural Resources | - | Loss of open space. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east and south of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/872: Killisick Lane (GBC site 2) ²

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/872 |  | | |
| Site name: | Killisick Lane (GBC site 2) | | | |
| Locality: | Arnold | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 1.01 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 30 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 16 mins | 28 mins | 8 mins | |
| Travel time (minutes) to hospital: | 23 mins | 50 mins | 15 mins | |
| Travel time (minutes) to primary school: | 11 mins | 9 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 25 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 26 mins | 8 mins | |
| Travel time (minutes) to community centre: | 8 mins | 13 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | 17 mins | 27 mins | 8 mins | |

² Site K2 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 30 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to open space. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 76. The site is a pastoral field within a historic field pattern, which is designated as a Mature Landscape Area. The site is separate to the main settlement edge and forms part of the open countryside and landscape setting to the conurbation of Arnold. The recreational nature of the site's immediate surroundings coupled | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

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| | | <p>with its relatively unmanaged nature means that the study area is of medium landscape value, and loss of the Mature Landscape Area on the site, along with creation of a separate settlement cluster and loss of tranquility contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a high landscape sensitivity to development of the site. The Mature Landscape Area and the recreational value of the study area contribute to its medium visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting for various recreational activities. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site.</p> | |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | 0 | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | |
| 10. Waste | - | <p>Results in increased household waste.</p> | |
| 11. Energy and | 0 | <p>Impact of development upon</p> | |

| | | | |
|------------------------|----|---|--|
| Climate Change | | energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east and south of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/mixed land. | |

Site 6/873: Killisick Lane (GBC site 3) ³

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/873 |  | | |
| Site name: | Killisick Lane (GBC site 3) | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 8.87 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 266 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 21 mins | 30 mins | 9 mins | |
| Travel time (minutes) to hospital: | 26 mins | 51 mins | 15 mins | |
| Travel time (minutes) to primary school: | 10 mins | 11 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 19 mins | 27 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 28 mins | 8 mins | |
| Travel time (minutes) to community centre: | 10 mins | 15 mins | 4 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 16 mins | 5 mins | |
| Travel time (minutes) to town centre: | 20 mins | 29 mins | 9 mins | |

³ Site K3 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 266 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to private open space. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 76. The site is a rolling pastoral field which is designated as a Mature Landscape Area. It bounds the settlement edge and runs into open countryside. The separation of the site from existing development along with the rural feeling means that the study area is of medium landscape value. The loss of the | – majority of the site (covering the east area) to include landscape buffer to high ground to prevent urban sprawl and to maintain rural character. |

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| | | <p>Mature Landscape Area on the site along with the creation of a new settlement cluster and danger of encroaching over the characteristic ridgeline at Mapperley Plains contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a medium landscape sensitivity to development of the site. There is a ridgeline to the immediate east of the site which contributes to its visual value as part of the landscape setting for Arnold. In addition, the site is within a Mature Landscape Area. Therefore, the site contributes high visual value to the study area, which when coupled with a high susceptibility, results in an overall medium visual sensitivity of the study area to development on site.</p> | |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | 0 | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. According to the Local Lead Flood Authority, the site has potential to hold water and</p> | <p>Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring</p> |

| | | | |
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| | | reduce silt content from entering the Day Brook system. | downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. Public rights of way adjacent to the west of the site. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/mixed land. | |

Site A2: Lodge Farm Lane Phase 2

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | A2 |  | | |
| Site name: | Lodge Farm Lane Phase 2 | | | |
| Locality: | Arnold | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 4.88 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 166 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grades 2 and 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 16 mins | 24 mins | 7 mins | |
| Travel time (minutes) to hospital: | 26 mins | 47 mins | 14 mins | |
| Travel time (minutes) to primary school: | 13 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 20 mins | 23 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 22 mins | 7 mins | |
| Travel time (minutes) to community centre: | 12 mins | 15 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 12 mins | 3 mins | |
| Travel time (minutes) to town centre: | 18 mins | 25 mins | 7 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 166 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Majority of the site within 400 m of existing bus stops. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | - | Score: 77. The site is a series of arable fields that cross a ridgeline between the main Arnold conurbation and open rural countryside, with the development boundary following a contour just below the ridgeline. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the potential for rooflines to be visible over the ridgeline from within the open rural countryside, having an | <ul style="list-style-type: none"> - west area of the site to include an open space to align with development edge and to preserve rural character of public right of way. - central area of the site to include an open space adjacent to public right of way. - strategic planting to ridgeline (along the track within the |

| | | | |
|----------------------|----|---|--|
| | | <p>urbanising effect on its surroundings, the landscape character of which is considered to be good. In addition, development of the site could affect the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. Given the medium landscape value and high landscape susceptibility, the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function that the ridgeline performs; however there is a high susceptibility gained through the large number of receptors and the long views afforded of the site from its surroundings. Overall, there is a medium visual sensitivity of the study area to development on site.</p> | <p>adjacent site to the north). - rooflines not to protrude over ridgelines to prevent impacts on views from the north</p> |
| 8. Natural Resources | -- | <p>Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.</p> | <p>Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i>. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft</p> |

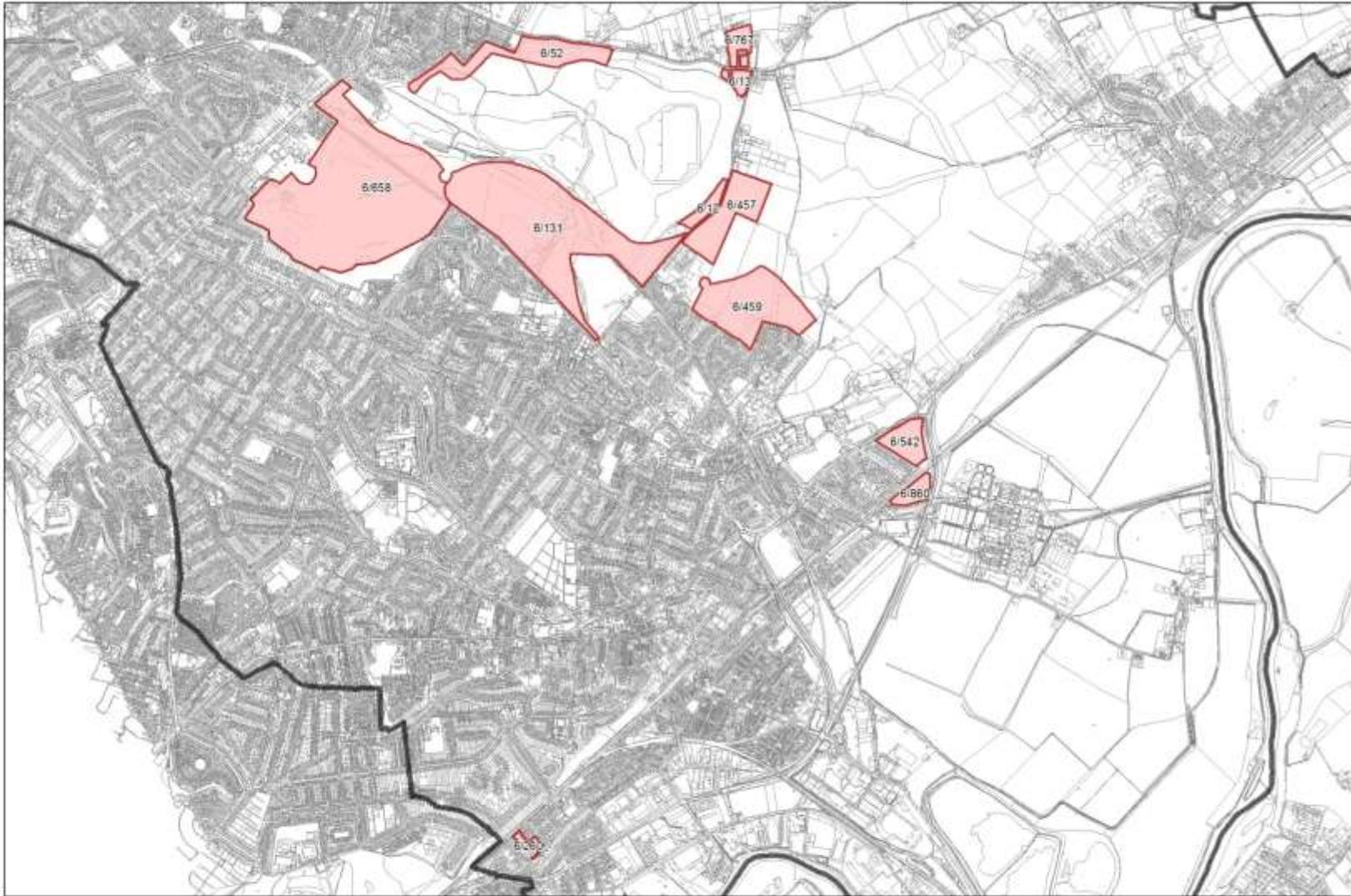
| | | | |
|-------------------------------|---|--|---|
| | | | uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. Site needs assessment in line with the Air Quality Emissions Guidance document. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the east of the site (which is a very small percentage of the site). | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops for CC (every 15 minutes). Good direct bus route to Arnold and Nottingham City for work. Public right of way through the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix C2: Carlton

| | |
|---|-----|
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Map of Reasonable Alternative Sites for Housing in Carlton

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Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Carlton

Reasonable Alternative Sites
Borough Boundary



Site 6/12: Lambley Lane (Adj Glebe Farm)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/12 |  | | |
| Site name: | Lambley Lane (Adj Glebe Farm) | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 1.85 ha | | | |
| Existing use: | (Y) Landfill Waste Disposal | | | |
| Site commentary: | Former colliery (now restored). | | | |
| Dwellings capacity: | 55 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 24 mins | 26 mins | 8 mins | |
| Travel time (minutes) to hospital: | 54 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to primary school: | 17 mins | 16 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 25 mins | 20 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 49 mins | 40 mins | 12 mins | |
| Travel time (minutes) to community centre: | 29 mins | 32 mins | 10 mins | |
| Travel time (minutes) to employment zone: | 37 mins | 21 mins | 6 mins | |
| Travel time (minutes) to town centre: | 28 mins | 35 mins | 11 mins | |

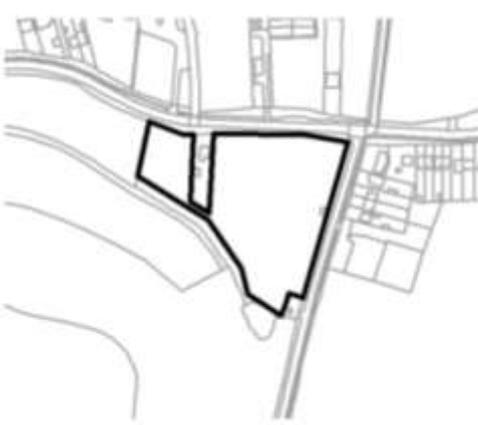
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 55 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Gedling Country Park. | |
| 3. Heritage and Design | - | Impact by loss of setting of heritage asset and buildings. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is former colliery (now restored). No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | - | Score: 62. The site is a sloping pastoral field designated as a Mature Landscape Area to the east of the former Gedling Colliery spoil heap, which is proposed as a Country Park in the 2005 Local Plan. Along with the spoil heap, the site is part of the landscape setting for Gedling village and is the subject of long views from the settlement. Overall, the study area has a low landscape value; however there is a high susceptibility to the development of the site owing to the removal of the Mature Landscape Area, the creation of a visually separate settlement cluster and a localised reduction in rural | <ul style="list-style-type: none"> - south part of the site to include landscape buffer to sloping landform. - strategic planting to ridge line. - retain as much screening to highway as possible. |

| | | | |
|-------------------------------|---|---|--|
| | | feeling. Overall, there is a medium landscape sensitivity. Visually, the site has low value, but a medium susceptibility which arises from its role as part of the landscape setting to Gedling and the long views from the settlement. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/13: Lambley Lane/Spring Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/13 |  | | |
| Site name: | Lambley Lane/Spring Lane | | | |
| Locality: | Carlton | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 1.28 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 44 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 30 mins | 38 mins | 11 mins | |
| Travel time (minutes) to hospital: | 28 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to primary school: | 7 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 34 mins | 27 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 40 mins | 51 mins | 15 mins | |
| Travel time (minutes) to community centre: | 36 mins | 43 mins | 13 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 35 mins | 46 mins | 14 mins | |

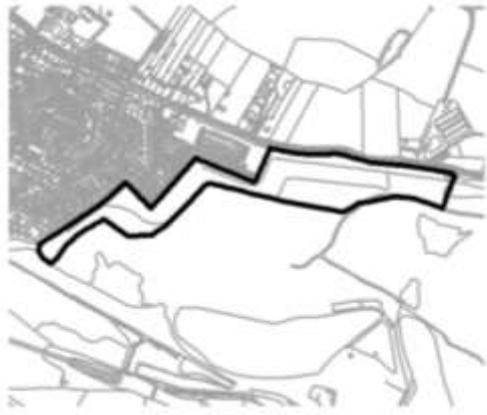
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 44 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Adjacent to Gedling Country Park. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Score: 41. The site is currently in equestrian use and nestles between Lambley Lane, Spring Lane and the edge of Gedling Country Park; there is a cluster of buildings adjacent to the site and this gives the study area a domesticated feel. The study area is to be considered of low value and of low susceptibility to development of the site. Overall, the study area is of low landscape sensitivity to the development of the site. The site is relatively well visually contained due to strong boundaries, both hedgerows and recently planted woodland. | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

| | | | |
|-------------------------------|----|---|--|
| | | Therefore it is of low visual value and low susceptibility to changes in views - overall the site has a low visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site). | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/52: Spring Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/52 |  | | |
| Site name: | Spring Lane | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 9.52 ha | | | |
| Existing use: | (Y) Landfill Waste Disposal | | | |
| Site commentary: | Former colliery (now restored). | | | |
| Dwellings capacity: | 150 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 23 mins | 35 mins | 11 mins | |
| Travel time (minutes) to hospital: | 28 mins | 52 mins | 16 mins | |
| Travel time (minutes) to primary school: | 29 mins | 22 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 33 mins | 28 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 40 mins | 42 mins | 13 mins | |
| Travel time (minutes) to community centre: | 23 mins | 32 mins | 9 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | 13 mins | 38 mins | 11 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 150 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Adjacent to Gedling Country Park. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is former colliery (now restored). No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | -- | Score: 80. The site sits on the edge of the former Gedling Colliery, adjacent to new housing development. It currently is covered with trees as part of the colliery restoration scheme and this prevents views of the existing development from the south and east. To the north of the site is a Mature Landscape Area and Policy Zone MN45 which has the highest level of sensitivity. There are sensitivities to the northwestern and southeastern boundaries of the site and development should be concentrated to the north-east of the site, close to existing residential development. Overall, there is a medium | – east part of the site to include landscape buffer to prevent urban edge from extending to rising landform. |

| | | | |
|-------------------------------|----|---|--|
| | | landscape sensitivity and a high visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/131: Gedling Colliery/Chase Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/131 |  | | |
| Site name: | Gedling Colliery/Chase Farm | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 38.00 ha | | | |
| Existing use: | (Y) Landfill Waste Disposal | | | |
| Site commentary: | Part of Stratgic location identified in the Aligned Core Strategy for residential and employment development | | | |
| Dwellings capacity: | 1120 homes | | | |
| Brownfield/greenfield: | Predominately brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | Part of site contains a Local Wildlife Site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | 1 local interest building within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 18 mins | 5 mins | |
| Travel time (minutes) to hospital: | 32 mins | 50 mins | 15 mins | |
| Travel time (minutes) to primary school: | 8 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 9 mins | 11 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 31 mins | 27 mins | 8 mins | |
| Travel time (minutes) to community centre: | 15 mins | 23 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 17 mins | 33 mins | 10 mins | |

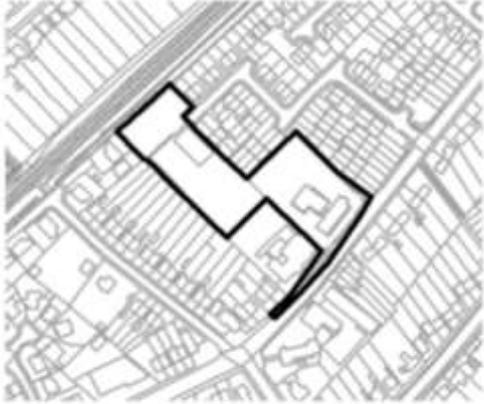
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 1120 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and Gedling Country Park. | |
| 3. Heritage and Design | - | The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site. | Glebe Farm has potential for conversion for another use. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Southern part of the site is within 400 m of community centres, a library and schools. Within 30 minutes public transport time of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Site is predominately brownfield land. Local Wildlife Site falls within part of the site. Site adjacent to Gedling Country Park. Unknown net biodiversity gain. | Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used towards management/enhancement of Local Wildlife Site or enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Not assessed as site is | |

| | | | |
|-------------------------------|----|---|--|
| | | allocated as a strategic location in the Aligned Core Strategy. | |
| 8. Natural Resources | + | The site is former colliery and is predominately brownfield site. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is surface water flooding issue within the central of the site. | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Bus stops are on Arnold Lane and Shelford Road adjacent to the south-east of the site which residents have to walk to for No.44 and No.45 (every 7-10 minutes). Good direct bus routes to Colwick Industrial Estate and Nottingham City for work. Gedling Access Road is required to serve the site which would also provide linkage to Colwick Industrial Estate and Nottingham City for work. | |
| 13. Employment | 0 | Former household waste landfill facility on part of the site so no loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/260: Sol Construction Ltd

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/260 |  | | |
| Site name: | Sol Construction Ltd | | | |
| Locality: | Carlton | | | |
| Location: | Within PUA | | | |
| Site area: | 0.69 ha | | | |
| Existing use: | (J) Offices | | | |
| Site commentary: | Existing offices | | | |
| Dwellings capacity: | 44 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Site within flood zone 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site does not fall within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 5 mins | 4 mins | 1 mins | |
| Travel time (minutes) to hospital: | 54 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 31 mins | 29 mins | 9 mins | |
| Travel time (minutes) to leisure centre: | 32 mins | 45 mins | 13 mins | |
| Travel time (minutes) to community centre: | 5 mins | 4 mins | 1 min | |
| Travel time (minutes) to employment zone: | 10 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 16 mins | 31 mins | 9 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | + | 44 homes. | |
| 2. Health | ++ | Within 400 m of GP and several recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a school. Within 30 minutes public transport time of other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | ++ | Site is brownfield land. | |
| 9. Flooding | -- | Site within flood zone 3. | Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding (avoidance over mitigation). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities | |

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| | | for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.44 (every 7-10 minutes). Good direct bus route to Colwick Industrial Estate and Nottingham City for work. | |
| 13. Employment | - | Existing use is offices so loss of jobs. | |
| 14. Innovation | -- | Results in loss of offices. | |
| 15. Economic Structure | - | Loss of existing offices on land not identified for employment or retail use on the Proposals Map. | |

Site 6/457: Lambley Lane (Adj Glebe Farm View)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/457 |  | | |
| Site name: | Lambley Lane (Adj Glebe Farm View) | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 8.72 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 261 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 25 mins | 28 mins | 8 mins | |
| Travel time (minutes) to hospital: | 55 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to primary school: | 18 mins | 17 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 26 mins | 21 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 50 mins | 41 mins | 12 mins | |
| Travel time (minutes) to community centre: | 30 mins | 33 mins | 10 mins | |
| Travel time (minutes) to employment zone: | 38 mins | 22 mins | 7 mins | |
| Travel time (minutes) to town centre: | 30 mins | 36 mins | 11 mins | |

Sustainability Appraisal Assessment

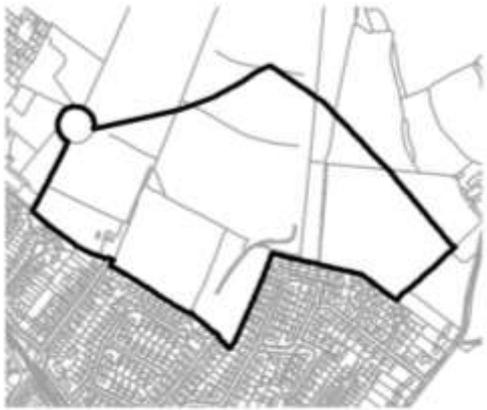
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 261 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 64. The site crosses two arable fields to the north of Gedling Village and consists of a sloping landform that affords long views to the east; it is nestled between two Mature Landscape Areas and lies to the east of Gedling Colliery spoil heap. The study area has a medium landscape value, which is derived mainly from its high landscape and scenic quality; there is a medium susceptibility | - majority area of the site (covering the north to south east area) to include landscape buffer to the north to prevent long range views onto an open and rural landscape with dispersed settlement pattern. - infill to existing |

| | | | |
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| | | due to the potential for disruption in settlement pattern and the pushing of the urban edge up the hill. Visually, the site has a low visual value, but the long views of the site and its importance as part of the landscape setting for its receptors give a medium visual susceptibility. Overall, there is a medium landscape sensitivity and a low visual sensitivity. | hedgerows (across the site) to strengthen field pattern and provide additional screening. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic | 0 | No loss of employment/retail/ | |

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|-----------|--|-----------------|--|
| Structure | | mixed use land. | |
|-----------|--|-----------------|--|

Site 6/459: Lambley Lane (Willow Farm)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/459 |  | | |
| Site name: | Lambley Lane (Willow Farm) | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 15.57 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 110 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 25 mins | 19 mins | 6 mins | |
| Travel time (minutes) to hospital: | 55 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to primary school: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 18 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 49 mins | 40 mins | 12 mins | |
| Travel time (minutes) to community centre: | 29 mins | 24 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 37 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | 29 mins | 27 mins | 8 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 110 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within public transport, walking and cycling time. Site not within 400 m of existing bus stops. Part of site within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | South part of site falls within 400 m of school. Site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to other community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Would involve the loss of existing hedgerows and trees. Tree Preservation Orders within the site. Site is adjacent to a Local Wildlife Site. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. |

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| | | | Developer contribution could be used towards management/ enhancement of Local Wildlife Site. Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | - | Score: 66. The site crosses several rolling agricultural fields and has an irregular boundary. It sits within a Mature Landscape Area and has a TPO in its northwestern corner. The value of the study area is considered to be medium due to its high level of conservation interests and contributed to by its landscape and scenic qualities. There is a medium susceptibility to development - this is derived from the removal of the Mature Landscape Area, and the development not following existing field boundaries. Overall, a medium landscape sensitivity. In visual terms, the site has a medium value which is attributed to the role of the right of way as an access to the countryside. This also feeds in to the medium visual susceptibility - along with the high number of receptors - and gives an overall medium visual sensitivity. | <ul style="list-style-type: none"> - the north-west part of the site to include landscape buffer to high ground to restrict long range views from north and west and to prevent the impression of urban creep. - east part of the site to include landscape buffer to high ground to restrict long range views from north and to prevent the impression of urban creep. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. |

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| | | | Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Site not within 400 m of existing bus stops. Public right of way through the site. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/542: Linden Grove

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/542 |  | | |
| Site name: | Linden Grove | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 3.80 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 114 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 2 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 23 mins | 7 mins | |
| Travel time (minutes) to hospital: | 42 mins | > 60 mins | 25 mins | |
| Travel time (minutes) to primary school: | 27 mins | 21 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 25 mins | 20 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 24 mins | 41 mins | 12 mins | |
| Travel time (minutes) to community centre: | 11 mins | 17 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 25 mins | 22 mins | 7 mins | |
| Travel time (minutes) to town centre: | 13 mins | 27 mins | 8 mins | |

Sustainability Appraisal Assessment

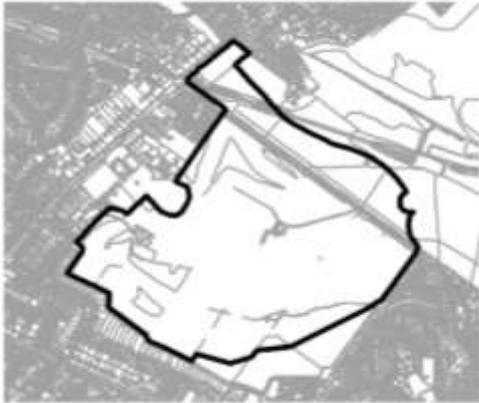
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 114 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of the site would have an impact on the wider setting of the Listed Building but not directly on its immediate setting. | If the development were low density, well planted and low in scale (single storey), then the impact would be less than for a denser urban form comprising 2/3 storey buildings. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown biodiversity gain. | |
| 7. Landscape | 0 | Score: 50. The site is a flat arable field nestled between the A612 and the settlement edge, which is part of the wider setting to a listed building. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and the settlement edge and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of | <ul style="list-style-type: none"> - east part of the site to include landscape buffer to slope in order to contain site. - infill any gaps or mitigate any areas of vegetation (on the north side of the site) to create unbroken screening from Burton Road and Gedling House. |

| | | | |
|----------------------|---|--|---|
| | | receptors in the vicinity. However, overall there is a low visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Part of site falls within flood zone 2. The surface water flood risk map indicates there is low risk of surface water flooding. | Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. |

| | | | |
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| | | | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the south of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/658: Mapperley Golf Course

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/658 |  | | |
| Site name: | Mapperley Golf Course | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 58.00 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Existing golf course | | | |
| Dwellings capacity: | 780 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Majority of the site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 25 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 29 mins | 37 mins | 11 mins | |
| Travel time (minutes) to primary school: | 14 mins | 17 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 19 mins | 18 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 41 mins | 36 mins | 11 mins | |
| Travel time (minutes) to community centre: | 21 mins | 16 mins | 5 mins | |
| Travel time (minutes) to employment zone: | 14 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | 14 mins | 22 mins | 7 mins | |

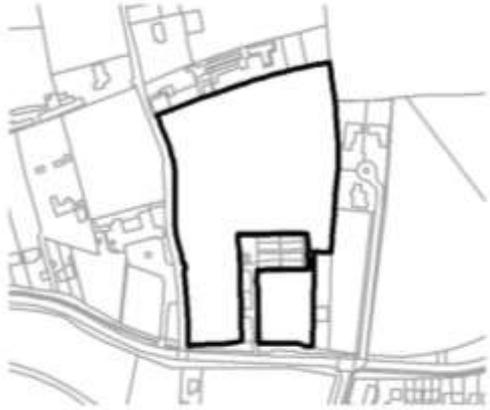
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 780 homes. | |
| 2. Health | + | Majority of the site not within 400 m of GP, however the site is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and Gedling Country Park. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | -- | Loss of existing golf course which is a private leisure centre. Small part of the site within 400 m of a community centre, a library and schools. | An equivalent alternative golf course provision should be provided within the locality. |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of existing golf course (and may have high ecological value). Tree Preservation Orders within the northern part of the site. Site adjacent to a Local Wildlife Site and two open spaces. | |
| 7. Landscape | - | Score: 64. The site is split by the A6211, the western side being a golf course and the eastern side being a series of pastoral fields, both having woodland boundaries and a rolling landform. The study area has a medium value, derived partly from its intrinsic recreational value and partly from the rural influences arising from the east of the site. Coupled with a low susceptibility to change, this gives an overall low landscape sensitivity. The site is valued as a recreational resource and as a green break in the settlement | – north part of the site (separated by Arnold Lane) to include landscape buffer to prevent urban sprawl. |

| | | | |
|-------------------------------|---|---|---|
| | | edge. When considered along with the study area's medium susceptibility to visual change, there is an overall medium visual sensitivity. | |
| 8. Natural Resources | - | Loss of landscaped area on golf course and greenfield land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there are a couple of thin flows of high risk surface water flooding that run across the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops for No.45 (every 7-10 minutes), No.46 (hourly) and No.47 (depends on daytime – mostly hourly). Good direct bus routes to Arnold and Nottingham City for work. | |
| 13. Employment | - | Loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | - | Loss of existing golf course (private leisure centre) on land not identified for employment or retail use on the Proposals Map. | |

Site 6/767: Spring Lane (156)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/767 |  | | |
| Site name: | Spring Lane (156) | | | |
| Locality: | Carlton | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 2.21 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 51 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 49 mins | 38 mins | 12 mins | |
| Travel time (minutes) to hospital: | 30 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to primary school: | 8 mins | 18 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 35 mins | 27 mins | 9 mins | |
| Travel time (minutes) to leisure centre: | 41 mins | 52 mins | 16 mins | |
| Travel time (minutes) to community centre: | 37 mins | 44 mins | 13 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 12 mins | 4 mins | |
| Travel time (minutes) to town centre: | 36 mins | 47 mins | 14 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 51 homes. | |
| 2. Health | - | Although it is within 400 m of Gedling Country Park, the site is not within 400 m of GP and not within 30 minutes public transport time of GP. Thus this scores a minor negative. | Contributions to improve access to health provision. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however it is within 30 minutes public transport time to some facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 43. The site is a pastoral field punctuated by two buildings and lies on a low plateau to the south of the main body of the village of Lambley and to the northeast of the former Gedling Colliery. The study area has a high landscape quality, but overall a low landscape value; it is felt that the study area has a low susceptibility and low landscape sensitivity to development of the site. Visually, the site has no value and there are few receptors susceptible to development on site. Therefore it is considered that the site has low visual sensitivity. | - north and west sides of the site to include mitigation planting to contain the site and screen from adjacent properties in and north of the west. - improve hedgerows and boundary planting (on east side of the site) to contain site and screen from properties in the east. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site | Agricultural Land Classification survey required to |

| | | | |
|-------------------------------|----|---|--|
| | | is best and most versatile land i.e. grade 3a. | determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/860: Trent Valley Road A612 (Land Adj Railway)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/860 |  | | |
| Site name: | Trent Valley Road A612 (Land Adj Railway) | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 1.98 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 60 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 2 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 40 mins | 23 mins | 7 mins | |
| Travel time (minutes) to hospital: | 55 mins | > 60 mins | 26 mins | |
| Travel time (minutes) to primary school: | 18 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 38 mins | 24 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 37 mins | 45 mins | 14 mins | |
| Travel time (minutes) to community centre: | 24 mins | 21 mins | 6 mins | |
| Travel time (minutes) to employment zone: | 38 mins | 19 mins | 6 mins | |
| Travel time (minutes) to town centre: | 26 mins | 31 mins | 9 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 60 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities, however they are within 30 minutes public transport time to some facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of natural and semi-natural land. Would involve the loss of existing trees. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 48. The site is an undulating area of rough | The Landscape and Visual |

| | | | |
|----------------------|---|--|--|
| | | <p>scrubland nestled between the A612 and the settlement edge. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and Gedling village and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of receptors in the vicinity. However, overall there is a low visual sensitivity.</p> | <p>Analysis of Potential Development Sites (2014) provides no mitigation recommendations.</p> |
| 8. Natural Resources | - | <p>Loss of greenfield land i.e. natural and semi-natural land.</p> | |
| 9. Flooding | - | <p>Part of site falls within flood zone 2. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> |

| | | | |
|-------------------------------|----|--|--|
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | ++ | Within 400 m of existing bus stops for No.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the north of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix C3: Edge of Hucknall

| | |
|--|-----|
| Map of Reasonable Alternative Site for Housing on the edge of Hucknall | 122 |
| Site 6/460: Hayden Lane | 123 |

Map of Reasonable Alternative Site for Housing on the edge of Hucknall

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Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

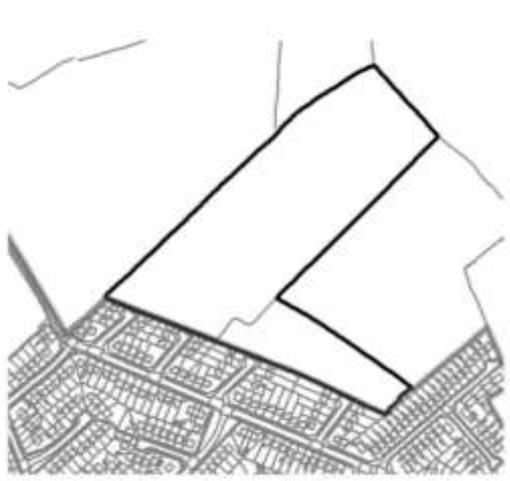
Edge of Hucknall

Reasonable Alternative Sites
Borough Boundary



Site 6/460: Hayden Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/460 |  | | |
| Site name: | Hayden Lane | | | |
| Locality: | Hucknall | | | |
| Location: | Adjacent Sub-Regional Centre | | | |
| Site area: | 5.99 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land. Part of the site allocated in the Aligned Core Strategy for residential development | | | |
| Dwellings capacity: | 120 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 24 mins | 7 mins | |
| Travel time (minutes) to hospital: | 29 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 7 mins | 8 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 19 mins | 27 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 8 mins | 17 mins | 5 mins | |
| Travel time (minutes) to community centre: | 15 mins | 31 mins | 9 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 11 mins | 26 mins | 8 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 120 homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a post office in the urban area of Hucknall. It is within 30 minutes public transport time of community facilities within Hucknall. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 68. The site provides a valuable buffer between the existing settlement edge and Conservation Area and Mature Landscape Area of the north west and north east respectively. Due to a combination of proposed site boundary, positioning to existing development and nature of land form, development of the full site | - majority of the site (northern area) to include landscape buffer to restrict urban creep beyond the existing settlement edge. - enhance hedgerows (on north west, north |

| | | | |
|-------------------------------|----|---|---|
| | | will appear as an exaggerated urban extension which will greatly detract from the landscape setting of the north. | and north east sides of the site) to contain development edge and reinforce field patterns and definition. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |

| | | | |
|------------------------|---|--|--|
| 12. Transport | + | Within 400 m of existing bus stops for No.728 (hourly). Part of site within 400 m of existing bus stops for No.141 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Sustainability Appraisal Publication Draft

Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements

Local Planning Document

March 2016

Introduction

Appendix D contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the Key Settlements of Bestwood Village, Calverton and Ravenshead.

The SA Matrix used in the SA assessment is included in **Appendix A**.

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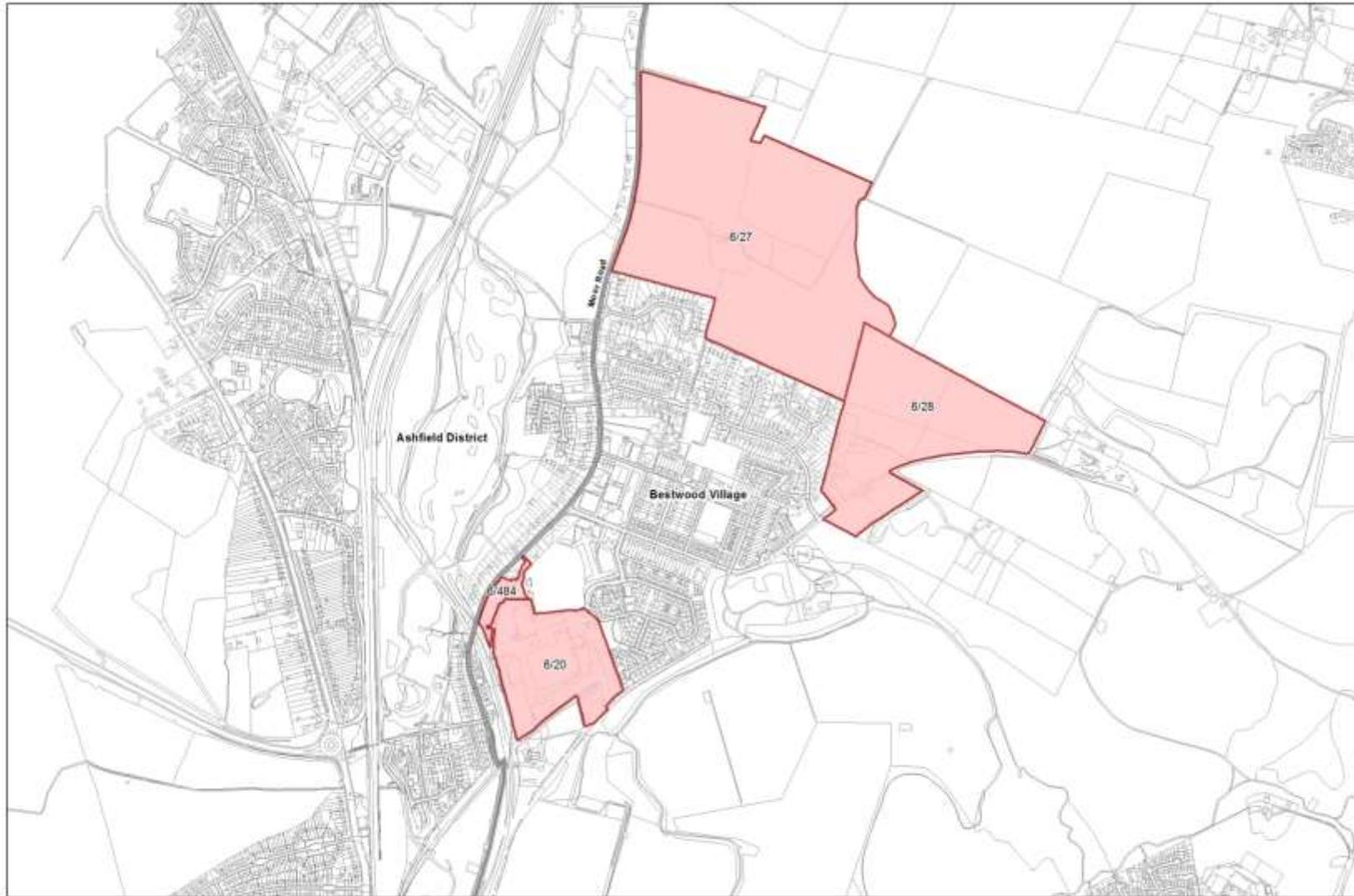
| | |
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Appendix D1: Bestwood Village

| | |
|---|----|
| Map of Reasonable Alternative Sites for Housing in Bestwood Village | 4 |
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| Site 6/27: Westhouse Farm | 8 |
| Site 6/28: Broad Valley Farm | 12 |
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Map of Reasonable Alternative Sites for Housing in Bestwood Village

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Civic Centre, Amst Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Bestwood Village

Reasonable Alternative Sites
Borough Boundary



Site 6/20: Bestwood Business Park

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/20 |  | | |
| Site name: | Bestwood Business Park | | | |
| Locality: | Bestwood Village | | | |
| Location: | Within named settlement | | | |
| Site area: | 6.01 ha | | | |
| Existing use: | (I) Industry | | | |
| Site commentary: | Existing business park. Planning Committee has resolved to grant planning permission for residential development subject to signing a S106 | | | |
| Dwellings capacity: | 220 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 23 mins | 34 mins | 10 mins | |
| Travel time (minutes) to hospital: | 15 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to primary school: | 5 mins | 5 mins | 1 min | |
| Travel time (minutes) to secondary school: | 24 mins | 35 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 31 mins | 9 mins | |
| Travel time (minutes) to community centre: | 16 mins | 29 mins | 9 mins | |
| Travel time (minutes) to employment zone: | 3 mins | 2 mins | 1 min | |
| Travel time (minutes) to town centre: | 17 mins | 41 mins | 12 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 220 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to private recreational open space. Access to Bestwood Country Park within the village. | |
| 3. Heritage and Design | 0 | The development of this site would have no impact on existing heritage assets. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of the post office and community centre within the village. Site is within 800 m of a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is brownfield land. Adjacent to a Local Wildlife Site, Tree Preservation Orders, Bestwood Country Park and a private open space. | Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site. Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural | ++ | Site is brownfield land. | |

| | | | |
|-------------------------------|----|--|---|
| Resources | | | |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.141 and No.728 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Site adjacent to the national cycle route. | |
| 13. Employment | -- | Loss of large number of jobs. | |
| 14. Innovation | 0 | Mainly depot buildings on site i.e. paper recycling company and vehicle storage with little office use. | |
| 15. Economic Structure | -- | Loss of the "Park Road, Bestwood Village" employment site. | |

Site 6/27: Westhouse Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/27 |  | | |
| Site name: | Westhouse Farm | | | |
| Locality: | Bestwood Village | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 25.60 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 600 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Majority of site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | 46 mins | 14 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to primary school: | > 60 mins | 17 mins | 5 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 47 mins | 14 mins | |
| Travel time (minutes) to leisure centre: | > 60 mins | 44 mins | 13 mins | |
| Travel time (minutes) to community centre: | > 60 mins | 41 mins | 12 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | > 60 mins | 54 mins | 16 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 600 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes cycling time. Approx 50% of the site within 400 m of existing bus stops and the bus services are hourly which explains why the site is not within 30 minutes public transport time. | |
| 3. Heritage and Design | 0 | No effect as the site is visually not imposing on heritage asset because of existing development between the site and the asset. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Southern part of the site within 400 m of a primary school within the village. Approx half of the site is within 800 m of the post office and community centre within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 56. The site is a series of undulating arable fields that sit immediately to the north of the settlement edge of Bestwood Village; they are criss-crossed | - majority area (covering the north west-central-east area) of the site to include landscape |

| | | | |
|----------------------|---|--|---|
| | | <p>by a couple of rights of way that feed into a wider network and lead to Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development maintains the same level of inconspicuousness that the site does at present when viewed from the north. In visual terms, the site has low value, but a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a low landscape sensitivity and a medium visual sensitivity.</p> | <p>buffer to restrict urban creep beyond the existing settlement edge and to preserve the integrity of the rights of way network.</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | 0 | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | |

| | | | |
|-------------------------------|---|--|--|
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. Public rights of way through the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/28: Broad Valley Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/28 |  | | |
| Site name: | Broad Valley Farm | | | |
| Locality: | Bestwood Village | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 10.90 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 327 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 28 mins | 42 mins | 13 mins | |
| Travel time (minutes) to hospital: | 20 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to primary school: | 11 mins | 13 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 29 mins | 44 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 39 mins | 12 mins | |
| Travel time (minutes) to community centre: | 20 mins | 37 mins | 11 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 22 mins | 49 mins | 15 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 327 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to Bestwood Country Park. | |
| 3. Heritage and Design | -- | The development of the southern part of the site would have a significant impact on the Listed Building and Scheduled Ancient Monument, and to a lesser extent the Conservation Area. | The removal of the southern part of the site would greatly reduce the impact of development. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Southern-east part of the site within 400 m of the post office and a primary school within the village. Approx half of the site is within 800 m of the community centre within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to a Local Wildlife Site and Bestwood Country Park. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 62. The site is a series of undulating fields that sit immediately to the east of the settlement edge of Bestwood Village; they are crossed by a footpath that feeds into a wider | - south part of the site (separated by Park Road) to include landscape buffer to maintain the setting of the |

| | | | |
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| | | <p>network and leads to the nearby Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development does not have an adverse effect on either the Country Park or the rural perception to the east of the site. In visual terms, the site has a medium value – arising from its proximity to Bestwood Country Park – and a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a medium landscape sensitivity and a medium visual sensitivity.</p> | <p>mature landscape and to restrict urban creep within a rural setting.</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | -- | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface</p> | <p>Requires adequate sustainable drainage systems to control the rate</p> |

| | | | |
|-------------------------------|---|---|--------------------------|
| | | water flooding. | of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. Public right of way through the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/484: The Sycamores

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/484 |  | | |
| Site name: | The Sycamores | | | |
| Locality: | Bestwood Village | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.62 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land. Site has planning permission for residential development | | | |
| Dwellings capacity: | 25 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 22 mins | 28 mins | 8 mins | |
| Travel time (minutes) to hospital: | 14 mins | 59 mins | 18 mins | |
| Travel time (minutes) to primary school: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 26 mins | 30 mins | 9 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 25 mins | 8 mins | |
| Travel time (minutes) to community centre: | 19 mins | 23 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 5 mins | 5 mins | 2 mins | |
| Travel time (minutes) to town centre: | 17 mins | 35 mins | 11 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 25 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to private recreational open space. Access to Bestwood Country Park within the village. | |
| 3. Heritage and Design | - | Minor impact on heritage asset. | There is scope for development to improve this site such that it makes a positive contribution to the Conservation Area. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of the community centre within the village. Site is within 800 m of the post office and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Site is residential garden land. Tree Preservation Orders within the site. Site adjacent to a Local Wildlife Site. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Not assessed as site has planning permission. | |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site). | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |

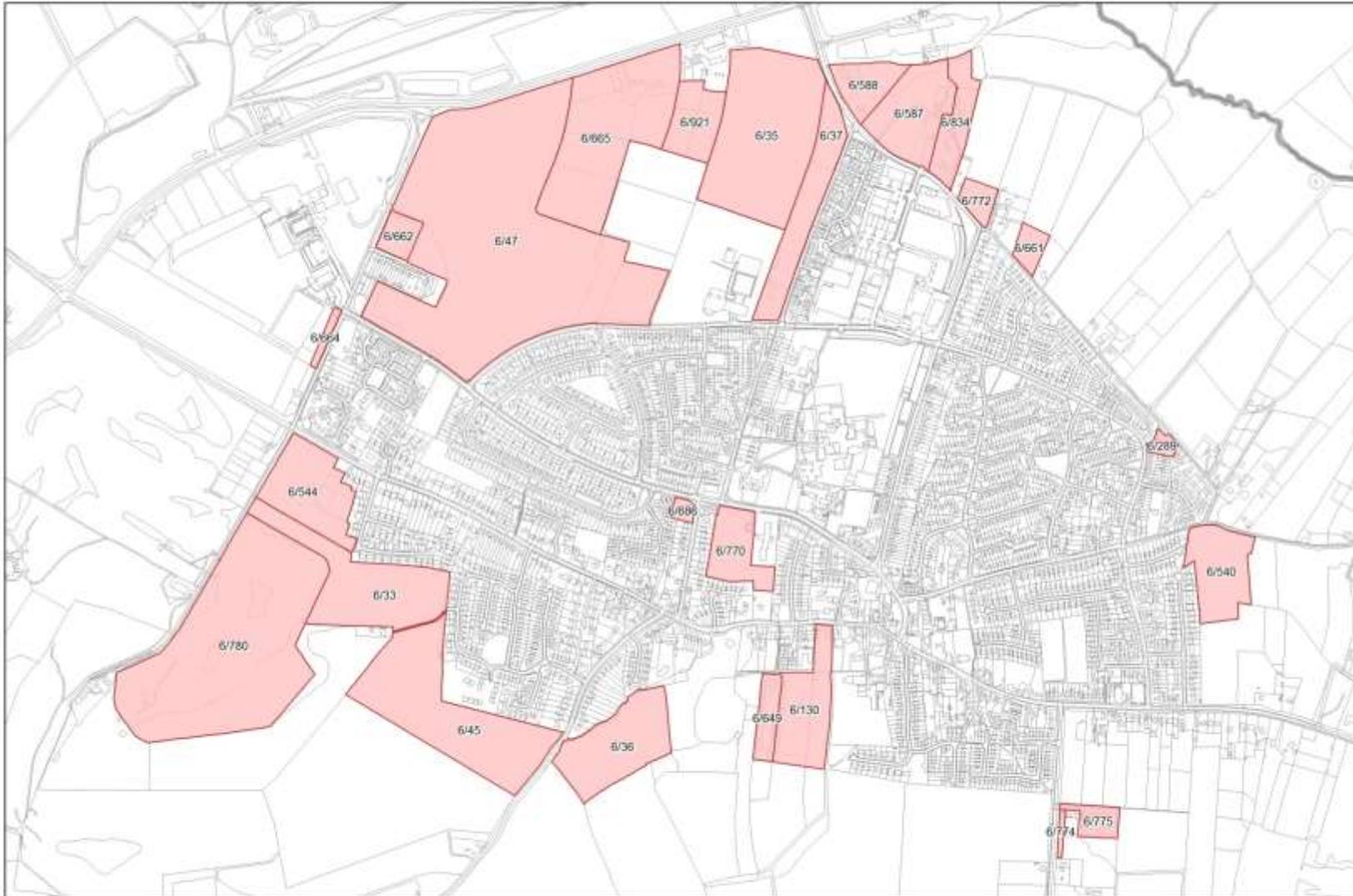
| | | | |
|-------------------------------|---|--|--|
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.141 and No.728 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Site adjacent to the national cycle route. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix D2: Calverton

| | |
|--|-----|
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Map of Reasonable Alternative Sites for Housing in Calverton

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Civic Centre, Ansel Hill Park, Ansel,
Nottinghamshire, NG5 6LU

Calverton

Reasonable Alternative Sites
Borough Boundary



Site 6/33: Hollinwood Lane/Long West Croft

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/33 |  | | |
| Site name: | Hollinwood Lane/ Long West Croft | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 4.54 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 136 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 23 mins | 21 mins | 6 mins | |
| Travel time (minutes) to hospital: | 39 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 26 mins | 19 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 28 mins | 24 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 28 mins | 26 mins | 8 mins | |
| Travel time (minutes) to community centre: | 27 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 31 mins | > 60 mins | 22 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 136 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village. However it is within 30 minutes walking and cycling time to community facilities in the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 58. The site comprises a medium scale pastoral field within a rolling landform and a settlement edge context. It corresponds somewhat with its Policy Zone (SH17), differing in terms of land cover and tree cover. The site itself is an irregular shape, nestling into the existing settlement to the east and extending a thin finger into countryside towards the west. There is concern that the development of this finger could form an inappropriate extension into countryside and act as a catalyst for development in the surrounding fields. For this reason, the site has a medium sensitivity in terms of landscape. There are moderate numbers of | <p>- North west part of the site (strip of land from highway to central of the site) to include landscape buffer to rising landform and linear section of site to prevent the illusion of excessive extension of built form to the settlement edge.</p> <p>- west part of the site to include mitigation tree and shrub planting to prevent extended views into site from Ramsdale Golf</p> |

| | | | |
|-------------------------------|---|---|--|
| | | receptors of visual effects for whom the site forms a part of the landscape setting they enjoy, however the site has a generally low visual value and for this reason, the visual sensitivity of the site to development is considered to be low. | Course. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site). | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Majority of the site not within 400 m of existing bus stops. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/35: Mansfield Lane (Flatts Hill)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/35 |  | | |
| Site name: | Mansfield Lane (Flatts Hill) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 7.45 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 223 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 8 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 9 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 15 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 16 mins | 5 mins | |
| Travel time (minutes) to community centre: | 39 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

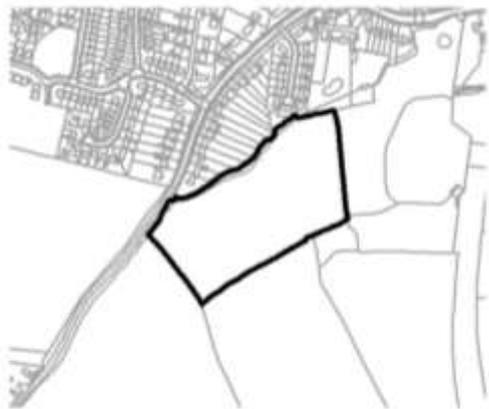
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 223 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | - | The development of this site would result in a small impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton. | Reduce or green the edge of site nearest the farmstead. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | - | Score: 71. The site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts | - northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape. - mitigation tree |

| | | | |
|----------------------|---|--|---|
| | | <p>Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however affected by its proximity to the existing urban edge and associated man made elements, and due to the nature of its sloping landform could potentially accommodate limited development to the southern section of site without impacting on the wider rural character.</p> | <p>and shrub planting to ridge line. - enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site. - enhanced hedgerows to boundary at Flatts Lane (on north east side of the site).</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible</p> |

| | | | |
|-------------------------------|---|---|--|
| | | | mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/36: Lampwood Close

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/36 |  | | |
| Site name: | Lampwood Close | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.42 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 103 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 15 mins | 5 mins | |
| Travel time (minutes) to hospital: | 22 mins | > 60 mins | 25 mins | |
| Travel time (minutes) to primary school: | 8 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 24 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 12 mins | 4 mins | |
| Travel time (minutes) to town centre: | 15 mins | 60 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 103 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | -- | The development of this site would have a major impact directly on the Calverton Conservation Area because the character of the part of the Conservation Area adjacent to the site is open in aspect. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a village hall within the village. Site is within 800 m of a post office, a library and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Score: 51. The site consists of a relatively flat arable field between the settlement edge to the north and rising landform to the south. There is a large amount of mature vegetation within the field and on its boundaries and the site is visually well contained. In terms of landscape, there are some elements of value within the | - retain and enhance existing boundary planting (on east and south sides of the site) to contain site and to maintain the rural / settlement edge. |

| | | | |
|-------------------------------|---|---|--|
| | | study area but the contained nature of the site and its position in relation to the village edge means that the study area would have a low susceptibility to development of the site. It is considered that the study area is of low landscape sensitivity. The visual containment of the site along with its relative lack of visual value means that the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on George's Lane adjacent to the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to | |

| | | | |
|------------------------|---|---|--|
| | | Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent to the north of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/37: Long Acre Lodge

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/37 |  | | |
| Site name: | Long Acre Lodge | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.74 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 80 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 6 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | 31 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 7 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 10 mins | 12 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 11 mins | 13 mins | 4 mins | |
| Travel time (minutes) to community centre: | 35 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 3 mins | 1 min | |
| Travel time (minutes) to town centre: | 23 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 80 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Score: 50. The site consists of a long stretch of rough land which follows the line of the existing settlement edge. Any future development would result in greater views from Whinbush Lane, Flatts Lane and William Lee Memorial Park, though these views are already affected by the existing settlement edge. The study area has a low landscape value and a low landscape susceptibility, therefore the overall sensitivity of the landscape is considered to be low. Visually, the site has a low value, but has a medium susceptibility to development | <ul style="list-style-type: none"> - northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape. - mitigation tree and shrub planting to ridge line. - enhanced hedgerows to boundary at Flatts Lane (on the north east side of the |

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| | | arising from it facilitating views to the north for residents. Overall, the study area has a low visual sensitivity. | site). |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic | 0 | No loss of employment/retail/ | |

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|-----------|--|-----------------|--|
| Structure | | mixed use land. | |
|-----------|--|-----------------|--|

Site 6/45: Georges Lane/Gorse Close

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/45 |  | | |
| Site name: | Georges Lane/ Gorse Close | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 6.00 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 180 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | 26 mins | > 60 mins | 26 mins | |
| Travel time (minutes) to primary school: | 11 mins | 14 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 19 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 17 mins | 21 mins | 6 mins | |
| Travel time (minutes) to community centre: | 28 mins | 54 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 31 mins | 13 mins | 4 mins | |
| Travel time (minutes) to town centre: | 19 mins | > 60 mins | 19 mins | |

Sustainability Appraisal Assessment

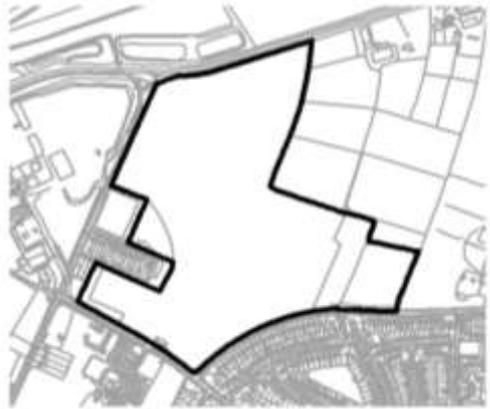
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 180 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of the site would have a direct impact on the heritage asset as it would erode views from the Conservation Area of farmland. There would also be an indirect effect on the setting of the Conservation Area. | A reduction in the size of the site, concentrated in the north, would be much less imposing on the Conservation Area, in particular if appropriate consideration is given to the correct scale, form, mass, appearance, density and edging. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a village hall within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within site. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | - | Score: 65. The site consists of a large sloping arable field on the edge of the settlement of Calverton. It incorporates two | - strengthening of existing boundary vegetation and hedgerows (on |

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| | | Policy Zones - one is of poor sensitivity and occurs on the lower slopes, one of good sensitivity which occurs on the upper slopes. The slopes of the site form an important backdrop to the village of Calverton and existing housing forms a strong settlement edge and strong distinction between urban and rural. Overall, it is considered that the study area has a medium landscape sensitivity, arising from its rural, scenic and sloping nature. In addition, the site has a medium visual sensitivity as it forms a key part to the landscape setting of Calverton and has value in terms of being of recreational amenity. | east side of the site) can prevent occasional glimpses from Georges Lane. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on George's Lane adjacent to the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities | |

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| | | for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Majority of the site within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent to the east of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/47: Park Road/Hollinwood Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/47 |  | | |
| Site name: | Park Road/ Hollinwood Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 21.64 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 649 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 32 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 13 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 18 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 18 mins | 19 mins | 6 mins | |
| Travel time (minutes) to community centre: | 21 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

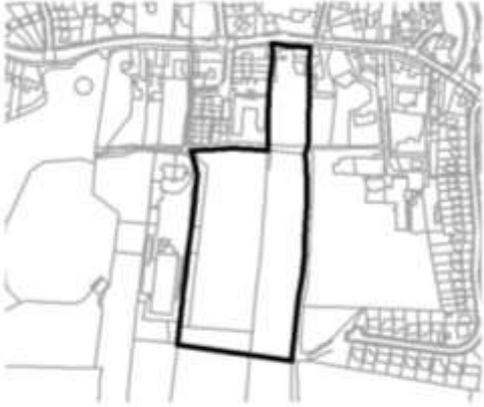
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 649 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of several recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a village hall, a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | -- | Score: 80. The site is an open rolling agricultural field on the village edge. Landform is a key feature with slopes away from the village partly screening the village from the rural surroundings. There is a high susceptibility to development on this site owing to the landform, with new development forming a clear extension of the settlement into countryside and visibly increasing the scale of the | - majority area (from north west to central) of the site to include landscape buffer to sloping ground to retain rural landscape to the north and to prevent urban sprawl. - mitigation planting top of |

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|----------------------|---|--|--|
| | | <p>village as viewed from the north. Overall, the study area has a high landscape sensitivity to new development in this location. Visually, the site is very open and forms a key part of the landscape setting of the village and of the rights of way surrounding it. Overall, the study area is considered to have a medium visual sensitivity to development on the site.</p> | <p>ridge to screen views from north and west.</p> <ul style="list-style-type: none"> - enhance existing screening (on the west side of the side). - strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road). - enhance boundary planting and hedgerows to define and provide screening to rights of way and Oxton Road (and Hollinwood Lane and north east side of the site). |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential</p> |

| | | | |
|-------------------------------|---|---|--|
| | | water route that runs across the site. | <p>Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Although site adjacent to bus route for Calverton Connection (every 15 minutes), part of the site is within 400 m of existing bus stops. Public rights of way through the site. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/130: Dark Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/130 |  | | |
| Site name: | Dark Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.38 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land/residential use. Site has planning permission for residential development | | | |
| Dwellings capacity: | 72 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Part of site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to hospital: | 30 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 7 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 31 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 22 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 72 homes. | |
| 2. Health | ++ | Within 400 m of GP within the village and recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in an impact on the Conservation Area and its setting. The demolition of the barn would result in the loss of a non recorded historic building which makes an important contribution to the street scene. | There is scope to improve the approach to the site by creating a lane with smaller cottages on the access to the site. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Community facilities within 400 m. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Tree Preservation Orders on eastern boundary of the site. Unknown net biodiversity gain. | Adequate protection during construction and design of development to protect trees and minimise any adverse effects. |
| 7. Landscape | 0 | Not assessed as site is allocated in the Replacement Local Plan and has planning permission. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil |

| | | | |
|-------------------------------|---|---|---|
| | | | resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on Main Street adjacent to the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way through the site and to the east of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/289: Bottom Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/289 |  | | |
| Site name: | Bottom Farm | | | |
| Locality: | Calverton | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.25 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential use (garden land) and agricultural use (barn) | | | |
| Dwellings capacity: | 11 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 11 mins | 3 mins | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 17 mins | 15 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 16 mins | 5 mins | |
| Travel time (minutes) to community centre: | 40 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 31 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 11 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 | |

| | | | |
|-------------------------------|---|--|--|
| | | or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/540: Land to the South of Crookdole Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/540 |  | | |
| Site name: | Land to the South of Crookdole Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.30 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 95 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Majority of the site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 13 mins | 4 mins | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 15 mins | 15 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 19 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 40 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 31 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 95 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality. | <ul style="list-style-type: none"> - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel. - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No | Agricultural Land Classification |

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| | | information on whether the site is best and most versatile land i.e. grade 3a. | survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. North and west of the site adjacent to public rights of way. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/544: Main Street/Hollinwood Lane (Land Adj To)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/544 |  | | |
| Site name: | Main Street/ Hollinwood Lane (Land Adj To) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.98 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 90 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 23 mins | 21 mins | 6 mins | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 28 mins | |
| Travel time (minutes) to primary school: | 26 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 27 mins | 24 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | 28 mins | 25 mins | 8 mins | |
| Travel time (minutes) to community centre: | 26 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to employment zone: | 13 mins | 12 mins | 4 mins | |
| Travel time (minutes) to town centre: | 31 mins | > 60 mins | 22 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 90 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | Site is not adjacent to designated and non-designated heritage assets. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village. As the majority of the site not within 400 m of existing bus stops and due to the distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 42. The site is a pastoral field on the edge of the village, set within a rolling landscape. The site itself is in a relatively poor condition and does little to contribute to its surroundings. It is felt that development of the | - retain and enhance existing boundary planting (on north and west sides of the site) to contain site and to maintain a strong |

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| | | <p>site will extend the settlement in an appropriate direction and consolidate the existing staggered settlement edge created by recent development to the north of site. Overall it is felt that the study area has a low landscape sensitivity to development on the site. The site is visually contained by its strong boundary vegetation and this does well to screen the site from the right of way to the northwest of the site. In visual terms, it is considered that the study area has a low sensitivity to development on site.</p> | <p>division between development site and right of way.</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | 0 | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | |
| 10. Waste | - | <p>Results in increased household waste.</p> | |
| 11. Energy and Climate Change | 0 | <p>Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.</p> | |
| 12. Transport | - | <p>Majority of the site not within 400 m of existing bus stops. Public right of way adjacent to the west of the site.</p> | <p>Improve accessibility to existing transport network.</p> |

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| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/587: Mansfield Lane (Whitehaven Farm)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/587 |  | | |
| Site name: | Mansfield Lane (Whitehaven Farm) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.83 ha | | | |
| Existing use: | (B) Agricultural buildings | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 100 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | 34 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 10 mins | 11 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 13 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 13 mins | 4 mins | |
| Travel time (minutes) to community centre: | 40 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 27 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 100 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 44. The site consists of a number of sectioned off small scale areas used for growing and grazing with a character typical of small holdings. A number of existing agricultural buildings of medium scale fall within the site boundary, as does a residential property to the south east of site. The area is situated on high ground within a rolling landscape with a localised sloping landform which gently falls away from a high flat area to south east of site. Despite the elevated positioning, the site is exposed to very few | <ul style="list-style-type: none"> - north area of the site to include landscape buffer to sloping landform to protect existing mature tree groups which currently help to contain and screen the site. - mitigation tree and shrub planting (on the north west side of the site) to establish a relationship with existing tree groups and to |

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| | | receptors and is well screened by mature vegetation which creates a pocket of land with very little influence on the wider landscape setting. Overall, there is a low landscape and visual sensitivity within the study area to development of the site. | provide screening of elevated and flat landform. - enhanced hedgerows and boundary planting to align with Mansfield Lane. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

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| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/588: Mansfield Lane (250)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/588 |  | | |
| Site name: | Mansfield Lane (250) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.27 ha | | | |
| Existing use: | (S) Storage and warehousing | | | |
| Site commentary: | Timber yard | | | |
| Dwellings capacity: | 50 homes | | | |
| Brownfield/greenfield: | Predominately brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 8 mins | 18 mins | 6 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 9 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 15 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 39 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 26 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 50 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is predominately brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 49. The site is located in a rolling landscape setting which is bounded by mature trees and vegetation, landform and wicker fencing. The site is currently used for local industry and has a number of single storey structures which are largely screened by boundary wicker fencing. The site is isolated and contained with very little influence on the surrounding context. It is therefore considered that any development would result in a like-for-like replacement of existing features and that visual impacts would be minimal. | - mitigation tree and shrub planting to boundary (on west side of the site) to extend tree line from the immediate north of site and provide appropriate screening of any proposed development. |

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| 8. Natural Resources | + | Site is predominately brownfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3, however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | - | Existing use is timber yard so loss of jobs. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of timber yard on land not identified for employment or retail use on the Proposals Map. | |

Site 6/649: Woods Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/649 |  | | |
| Site name: | Woods Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.50 ha | | | |
| Existing use: | Multiple uses. | | | |
| Site commentary: | Equestrian Centre, gun shop and country store | | | |
| Dwellings capacity: | 14 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 9 mins | 3 mins | |
| Travel time (minutes) to hospital: | 25 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 8 mins | 9 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 26 mins | 58 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 17 mins | > 60 mins | 20 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 14 homes. | |
| 2. Health | ++ | Within 400 m of GP within the village and recreational open space. | |
| 3. Heritage and Design | -- | The development of this site would result in a major impact on the Conservation Area, as it would increase the erosion of the countryside. The open character is important to the character and setting of the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Community facilities within 400 m. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 54. The site is a brownfield plot of land currently used as an equestrian centre on the edge of Calverton's conservation area. There are elements of landscape value within the study area, such as the rights of way network and conservation area and development of the site has the potential to have a positive effect on the study area. The study area therefore has a low landscape sensitivity to development of the site. The study area has a medium visual value owing partly to Calverton's conservation area and partly to its recreational amenity. The site does not form a key part of the landscape setting for receptors in the study area, however the | <ul style="list-style-type: none"> - enhance boundary planting and hedgerows (on the east side of the site) to restrict views from public rights of way in the east. - offsite mitigation planting (on the north and west sides of the adjacent site to the west of the site) to contain recreation area and provide screening of development edge. |

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| | | medium visual value means that overall the study area has a medium visual sensitivity to development on the site. | |
| 8. Natural Resources | ++ | Site is brownfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way to the north of the site. | |
| 13. Employment | - | Existing use is equestrian business so loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | - | Loss of existing equestrian business on land not identified on the Proposals Maps. | |

Site 6/661: Land at Broom Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/661 |  | | |
| Site name: | Land at Broom Farm | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.51 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 15 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 14 mins | 4 mins | |
| Travel time (minutes) to hospital: | 36 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 12 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 13 mins | 11 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 10 mins | 3 mins | |
| Travel time (minutes) to community centre: | 38 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 29 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 15 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 60. The site is a flat arable field set within a historic field pattern on the edge of Calverton Village. It is situated adjacent to a quiet country lane and a public right of way and is visually contained. The study area has a medium landscape value arising from its landscape and scenic quality, recreational value and relative tranquility and rurality. There is a medium susceptibility to change within the study area given the development of the site, the biggest consequence of which would be the loss of the historic field pattern; overall there is a medium landscape sensitivity. | <ul style="list-style-type: none"> - mitigation planting to northern boundary to contain site and provide screening of any proposed development. - enhanced hedgerows and boundary planting (on the east side of the site) to restrict views from right of way. |

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| | | Visually, the site has a low value and there is a low susceptibility owing to its contained nature; overall this gives a low visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic | 0 | No loss of employment/retail/ | |

| | | | |
|-----------|--|-----------------|--|
| Structure | | mixed use land. | |
|-----------|--|-----------------|--|

Site 6/662: Hollinwood Lane/North Green

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/662 |  | | |
| Site name: | Hollinwood Lane/ North Green | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.66 ha | | | |
| Existing use: | (V) Vacant land previously developed | | | |
| Site commentary: | Land previously used as a car park | | | |
| Dwellings capacity: | 20 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 15 mins | 22 mins | 7 mins | |
| Travel time (minutes) to hospital: | 34 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 17 mins | 17 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 20 mins | 20 mins | 6 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 25 mins | 7 mins | |
| Travel time (minutes) to community centre: | 23 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 15 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | 27 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 20 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreation open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 41. The site is a disused car park set within a scrubby boundary at the end of a small residential street. Generally the study area is interrupted by the site's poor condition, which also affects its intrinsic value. Overall it is considered that the study area is of low sensitivity to development on the site as the site currently detracts from the landscape value of the study area and development sensitive to the characteristics of the study area has the potential to improve it. Similarly the site also detracts from the visual quality of the study area and therefore the study area is considered to have low visual sensitivity to the development of the site. | - retain and enhance existing boundary planting (on all sides) to contain site and mitigate against long range views into site from the north and east. |
| 8. Natural | ++ | Site is brownfield land. | |

| | | | |
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| Resources | | | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/664: Calverton Miners Welfare

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/664 |  | | |
| Site name: | Calverton Miners Welfare | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.23 ha | | | |
| Existing use: | (L) Leisure and recreational buildings | | | |
| Site commentary: | Protected open space | | | |
| Dwellings capacity: | 7 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 15 mins | 16 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 18 mins | 18 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 19 mins | 23 mins | 7 mins | |
| Travel time (minutes) to community centre: | 21 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 16 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assesemnt

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 7 homes. | |
| 2. Health | -- | Loss of recreational open space. Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space. | Provision of green space on-site to provide recreational opportunities. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of open space. | |
| 7. Landscape | 0 | Score: 42. The site is at the edge of Calverton Miner's Welfare sports pitches and occurs adjacent to the residential edge of Calverton. Generally the study area has a low landscape value, although it is representative of the Policy Zone in which it sits and has an intrinsic recreational value. Overall it is considered that the study area is of low sensitivity to development on the site as the site sits opposite existing residential development. Similarly the site has a low visual value and is not a key part of the landscape setting of the study area. Therefore the study area is considered to have low visual sensitivity to the development of the site. | <ul style="list-style-type: none"> - mitigation planting (on the west side of the site) to create screening at the rear of proposed development site. - retain as many mature trees (on the east side of the site) as possible to maintain streetscape quality. |

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| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/665: Warren Place

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/665 |  | | |
| Site name: | Warren Place | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 6.76 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 200 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | 28 mins | 9 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | > 60 mins | 20 mins | 6 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 25 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | > 60 mins | 24 mins | 7 mins | |
| Travel time (minutes) to community centre: | > 60 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 17 mins | 5 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 200 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 73. The site is a pastoral field in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium | - majority of the north area of the site to include landscape buffer to sloping ground to retain rural landscape in low landscape and to |

| | | | |
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| | | <p>landscape value. The study area is highly susceptible to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area is highly sensitive to development of the site. The landform of the site also forms a part of the landscape setting of the village and therefore the study area has a medium visual sensitivity. This site is unable to be mitigated on its own due to the isolated settlement cluster formed by its development, therefore would need to come forward with 6/47 Park Road / Hollinwood Lane if it were to be developed.</p> | <p>prevent urban sprawl. - mitigation planting top of ridge to screen views from north and west. - enhance existing boundary hedgerows (on north and west sides of the site) to enhance screening from Oxtan Road. - enhance existing boundary hedgerows to provide definition to adjacent field patterns.</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are</p> |

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| | | | sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops on Park Road which residents have to walk to approx 400 m to a bus stop for Calverton Connection (every 15 minutes). | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/686: The Cherry Tree

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/686 |  | | |
| Site name: | The Cherry Tree | | | |
| Locality: | Calverton | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.21 ha | | | |
| Existing use: | (K) Retailing | | | |
| Site commentary: | Existing public house. Site has planning permission for residential development | | | |
| Dwellings capacity: | 14 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 6 mins | 9 mins | 3 mins | |
| Travel time (minutes) to hospital: | 25 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 4 mins | 5 mins | 1 mins | |
| Travel time (minutes) to secondary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 12 mins | 4 mins | |
| Travel time (minutes) to community centre: | 27 mins | 57 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 5 mins | 5 mins | 2 mins | |
| Travel time (minutes) to town centre | 18 mins | > 60 mins | 20 mins | |

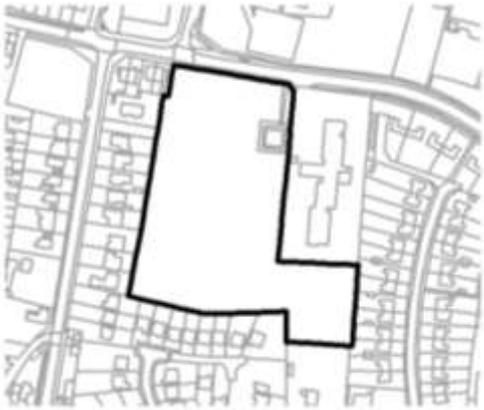
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|----------------------|
| 1. Housing | ++ | 14 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site is visually not imposing on heritage asset because of existing development between the site and the asset. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Community facilities within 400 m. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | ++ | Site is brownfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct City bus routes to Nottingham City, they would | |

| | | | |
|------------------------|---|---|--|
| | | take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | - | Existing use is public house so loss of jobs. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of existing public house on land not identified for employment or retail use on the Proposals Map. | |

Site 6/770: Land at Collyer Road

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/770 |  | | |
| Site name: | Land at Collyer Road | | | |
| Locality: | Calverton | | | |
| Location: | Within named settlement | | | |
| Site area: | 1.64 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Protected open space | | | |
| Dwellings capacity: | 60 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | Open space | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 6 mins | 8 mins | 2 mins | |
| Travel time (minutes) to hospital: | 25 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 4 mins | 3 mins | 1 mins | |
| Travel time (minutes) to secondary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 9 mins | 11 mins | 3 mins | |
| Travel time (minutes) to community centre: | 27 mins | 59 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 18 mins | > 60 mins | 20 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 60 homes. | |
| 2. Health | -- | Loss of recreational open space. Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. | Provision of green space on-site to provide recreational opportunities. |
| 3. Heritage and Design | - | The development of the site could have minor impact on the Conservation Area. If the site was reduced in area to remove the parcel of land behind the house on Main Street, then there would only be a very minor impact. | The development of low density buildings on the southern part of site would retain openness such that the impact on the Conservation Area would be negligible. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Community facilities within 400 m. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of open space. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Loss of open space. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk of surface water flooding. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection | |

| | | | |
|------------------------|---|--|--|
| | | (every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/772: Broom Farm, Mansfield Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/772 |  | | |
| Site name: | Broom Farm, Mansfield Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.33 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 40 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 mins | 13 mins | 4 mins | |
| Travel time (minutes) to hospital: | 35 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 11 mins | 11 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 9 mins | 3 mins | |
| Travel time (minutes) to community centre: | 37 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 28 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 40 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 46. The site is a pasture field located between housing and Calverton Business Park. The site is contained by properties on either side and mature woodland to the north and therefore has a limited study area. Mature trees and shrubs align with Mansfield Lane at the site's southern boundary though no notable species or specimens of high quality were identified. Glimpses of any potential development may be afforded to users of a nearby public right of way although it is considered that these would not have a sizeable impact due to the site's close | <ul style="list-style-type: none"> - mitigation tree and shrub planting (on north side of the site) to create a distinct boundary between developed and non developed land and to screen views from surrounding public rights of way - enhance existing boundary planting to retain vegetated screening and character of streetscape (on south west side of |

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| | | proximity to other built form and industry. It is considered that any future development would result in a minor extension of the existing built form pattern and would have little impact on the surrounding landscape. | the site). |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

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| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/774: Borrowside Farm Bonnerhill (Site A)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/774 |  | | |
| Site name: | Borrowside Farm Bonnerhill (Site A) | | | |
| Locality: | Calverton | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 0.13 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 4 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 8 mins | 12 mins | 3 mins | |
| Travel time (minutes) to hospital: | 31 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 7 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 15 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 12 mins | 16 mins | 5 mins | |
| Travel time (minutes) to community centre: | 33 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 24 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | + | 4 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 72. The site is currently an overgrown plot of land which is detached from the village edge. There are two local interest buildings of a rural character on the site and it sits within a mature landscape area. The site itself detracts slightly from its surroundings with its unkempt nature, however the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

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| | | in terms of the drawing out of development away from the main settlement cluster and fragmentation of the strong edge. For this reason, the study area is considered to have a medium sensitivity to development on the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

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| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/775: Borrowside Farm Bonnerhill (Site B)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/775 |  | | |
| Site name: | Borrowside Farm Bonnerhill (Site B) | | | |
| Locality: | Calverton | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 0.64 ha | | | |
| Existing use: | (S) Storage and warehousing | | | |
| Site commentary: | Caravan storage | | | |
| Dwellings capacity: | 30 homes | | | |
| Brownfield/greenfield: | Brownfield/greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 12 mins | 4 mins | |
| Travel time (minutes) to hospital: | 32 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 8 mins | 11 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 15 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 17 mins | 5 mins | |
| Travel time (minutes) to community centre: | 34 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 30 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | - | Score: 74. The site is currently a caravan park which is detached from the village edge and sits within a mature landscape area. The site sits well within a rural setting and the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is in terms of the creation of a new settlement cluster away from Calverton village and | - mitigation planting to northern boundary to screen views from the northern section of Bonner Hill. |

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| | | fragmentation of the strong edge. For this reason, the study area is considered to have a high landscape sensitivity to development on the site. Visually, the site is relatively contained and therefore the study area has a low susceptibility to change from the development. Therefore, given the high visual value of the study area, it is considered to have a medium visual sensitivity to development of the site. | |
| 8. Natural Resources | + | Site is brownfield/greenfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | - | Existing use is a caravan park so assume loss of jobs will be very minor. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of existing caravan park on land no identified for employment or retail use on the Proposals Map. | |

Site 6/780: Ramsdale Park Golf Course

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/780 |  | | |
| Site name: | Ramsdale Park Golf Course | | | |
| Locality: | Calverton | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 12.90 ha | | | |
| Existing use: | (O) Outdoor recreation | | | |
| Site commentary: | Part of existing golf course | | | |
| Dwellings capacity: | 387 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 27 mins | 25 mins | 7 mins | |
| Travel time (minutes) to hospital: | 42 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 34 mins | 22 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 31 mins | 27 mins | 8 mins | |
| Travel time (minutes) to leisure centre: | 32 mins | 29 mins | 9 mins | |
| Travel time (minutes) to community centre: | 31 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 18 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 35 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 387 homes. | |
| 2. Health | - | Not within 400 m of GP within the village. Site not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to existing GP. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Listed Building. | Reduce site area or leave area of open space on south western edge of site. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site not within 400 m of existing bus stops and due to the distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of existing golf course (and may have higher ecological value than surrounding countryside). Tree Preservation Orders within the site. | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | - | Score: 78. The site is currently managed as a golf course on rolling land to the south-east of the settlement edge. It encompasses two Landscape Character Policy Zones - one of poor quality, the other of good quality. Generally, the study area is of high landscape value, with a high susceptibility to development of the site due to the site's elevated position and separation from the main settlement. This gives a high | - retain site as a landscape buffer to restrict urban sprawl and to maintain varied landscape vegetation. - strategic planting to create areas of infill between existing tree groups (on north east corner of the site) to contain |

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| | | landscape sensitivity to development. Visually, the site forms a key part of the backdrop to Calverton village and is a key recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to development on the site. | site. |
| 8. Natural Resources | - | Loss of landscaped area on golf course and greenfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | - | Site not within 400 m of existing bus stops. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | Site is part of the golf course (and consists of landscaped area) so no loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | Site is part of the existing golf course (private leisure centre) which the golf course will remain. | |

Site 6/834: Woodview Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/834 |  | | |
| Site name: | Woodview Farm | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.56 ha | | | |
| Existing use: | Multiple uses. | | | |
| Site commentary: | Dwelling, agricultural buildings and car repair workshop | | | |
| Dwellings capacity: | 46 homes | | | |
| Brownfield/greenfield: | Brownfield/greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 mins | 16 mins | 5 mins | |
| Travel time (minutes) to hospital: | 36 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 12 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 12 mins | 4 mins | |
| Travel time (minutes) to community centre: | 40 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 28 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 46 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to a Local Wildlife Site. Unknown net biodiversity gain. | Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site. |
| 7. Landscape | 0 | Score: 56. The site is a well maintained area of land used as a paddock for horses. A Public Right of Way travels through the site to a mature woodland setting which appeared to be well used by country walkers and dog walkers. Development to the north of site would have an adverse effect on the mature woodland edge setting, though there are a number of existing | - northern area of the site to include landscape buffer to preserve existing mature woodland edge and adjacent tree groups. - enhanced hedgerow and boundary planting (on east side of the site) to contain site |

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| | | structures towards the centre of site which would result in a like for like replacement. Potential development to the south of site is anticipated to have a minor impact on the surrounding context due to a close proximity to the existing settlement edge and Calverton Business Park. | from right of way in the east. |
| 8. Natural Resources | + | Site is brownfield/greenfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | - | Existing use is car repair workshop on part of site so assume loss of jobs would be very minor. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of existing car repair workshop on part of the site on land not identified for employment or retail use on the Proposals Map. | |

Site 6/921: Shire Farm, Calverton

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/921 |  | | |
| Site name: | Shire Farm, Calverton | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.64 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 50 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | 26 mins | 8 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | > 60 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 23 mins | 7 mins | |
| Travel time (minutes) to leisure centre: | > 60 mins | 22 mins | 7 mins | |
| Travel time (minutes) to community centre: | > 60 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 15 mins | 5 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 50 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of this site would result in a minor impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | - | Score: 67. The site is a series of pastoral fields in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium landscape value. The study area is highly susceptible | - retain site as a landscape buffer |

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| | | to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area has a medium sensitivity to development of the site. The landform of the site also forms a part of the landscape context of the village and therefore the study area has a medium visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. It is noted that there is an area of floodplain between the site and Oxtan Road. The surface water flood risk map indicates there is no significant surface water flooding issue. | Access to the site would be through floodplain – consider alternative route where possible. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Site within 400 m of existing bus stops on Flatts Lane which residents have to walk to for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to | |

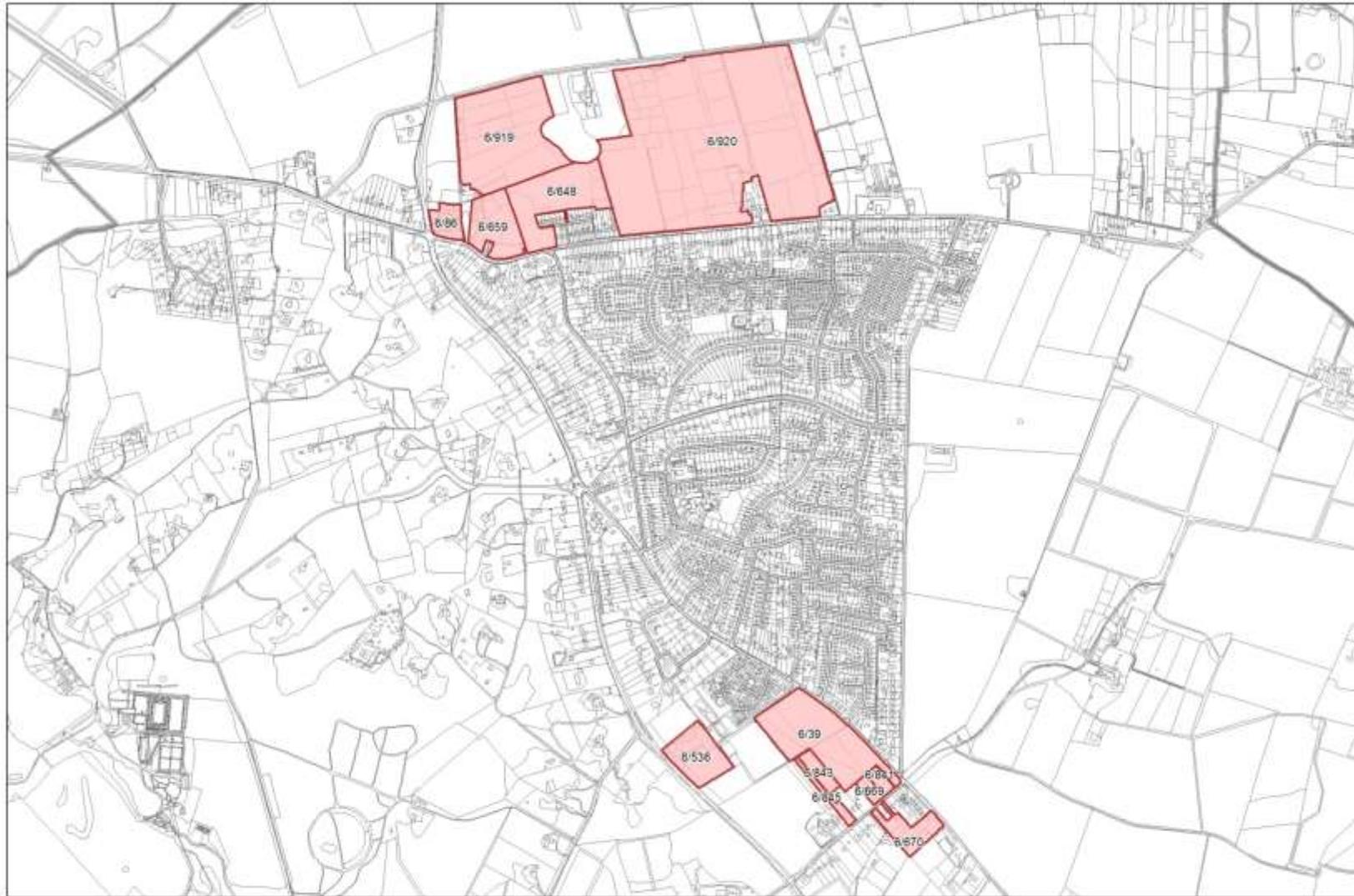
| | | | |
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| | | travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix D3: Ravenshead

| | |
|---|-----|
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Map of Reasonable Alternative Sites for Housing in Ravenshead

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Gedling  Civic Centre, Amot Hill Park, Amold, Nottinghamshire, NG5 6LU

Ravenshead

 Reasonable Alternative Sites
 Borough Boundary



Site 6/39: Longdale Lane/Kighill Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/39 |  | | |
| Site name: | Longdale Lane/Kighill Lane | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 6.44 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land. Part of the site is a Local Wildlife Site | | | |
| Dwellings capacity: | 225 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | Part of site contains a Local Wildlife Site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Part of the site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 18 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 42 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | 35 mins | > 60 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 3 mins | 1 min | |
| Travel time (minutes) to town centre: | 21 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 225 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of a leisure centre on the edge of the village. Part of the site is within 800 m of a post office, a village hall, a library and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of natural and semi-natural land. Part of the site contains a Local Wildlife Site. Tree Preservation Orders within the site. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. |
| 7. Landscape | 0 | Score: 45. Site forms the edge of the settlement area at the junction of two main roads. Rolling land form and tree groups prevent any long range views into site. Any further development would appear as an extension of the urban edge but will not extend past the existing development line which acts as an informal gateway to | - south west area of the site to include landscape buffer to refrain from developing in woodland area which is covered by a Tree Preservation Order. - mitigation |

| | | | |
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| | | the urban area. | planting (on north west side of the site) to extend from wooded area, providing screening from recreation ground. - retain established trees (on north east side of the site) to boundary to enhance streetscape. |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane adjacent to the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/86: Larch Farm Public House

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/86 |  | | |
| Site name: | Larch Farm Public House | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.03 ha | | | |
| Existing use: | (K) Retailing | | | |
| Site commentary: | Existing public house | | | |
| Dwellings capacity: | 31 homes | | | |
| Brownfield/greenfield: | Brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 23 mins | 7 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 25 mins | |
| Travel time (minutes) to primary school: | 13 mins | 19 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 55 mins | 16 mins | |
| Travel time (minutes) to leisure centre: | 8 mins | 27 mins | 8 mins | |
| Travel time (minutes) to community centre: | 38 mins | 56 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 19 mins | 6 mins | |
| Travel time (minutes) to town centre: | 57 mins | 59 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 31 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Site is brownfield land. Tree Preservation Orders within the site. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Score: 52. The site is located in a prominent position at the junction of a busy crossroads. Mature trees groups and buildings of a farming vernacular offer containment and provide effective screening into site, as well as adding value to the landscape setting. Within site a large car park accounts for the majority of space. Additional developments of an appropriate scale will largely go unnoticed providing a strong vegetated boundary is maintained. | - retain existing trees (on west side of the site) to boundary covered by a Tree Preservation Order. |
| 8. Natural Resources | ++ | Site is brownfield land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood | |

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| | | risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. Site adjacent to the national cycle route. | |
| 13. Employment | - | Existing use is a public house so loss of jobs. | |
| 14. Innovation | 0 | No office uses on site. | |
| 15. Economic Structure | - | Loss of existing public house on land not identified for employment or retail use on the Proposals Map. | |

Site 6/536: Nottingham Road (183)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/536 |  | | |
| Site name: | Nottingham Road (183) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.55 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 77 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 23 mins | 7 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 19 mins | 23 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 13 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to leisure centre: | 5 mins | 4 mins | 1 min | |
| Travel time (minutes) to community centre: | 14 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 16 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 15 mins | > 60 mins | 22 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 77 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of a leisure centre on the edge of the village. Part of the site is within 800 m of a post office, a village hall, a library and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within the site. Site is adjacent to open space. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Score: 53. The site is largely screened from Nottingham Road by mature trees which form a valuable part of the immediate landscape setting, the loss of which allow the impact of traffic moving at speed to become a major detractor. The site also lies within close proximity to sports pitches associated with Ravenshead Leisure Centre, although it is anticipated that any new development will have little impact on visitors and users of the facilities. From | <ul style="list-style-type: none"> - retain and enhance tree planting to western boundary to provide screening from recreational ground. - retain existing tree group (on Mansfield Road) which is covered by a Tree Preservation Order. |

| | | | |
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| | | Nottingham Road the settlement pattern is dispersed, it is therefore recommended that any new development align with this in order to create a clear distinction from development areas along Longdale Lane. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

| | | | |
|------------------------|---|--|--|
| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/648: Land at Beech Avenue/Fishpool

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/648 |  | | |
| Site name: | Land at Beech Avenue/Fishpool | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 5.00 ha | | | |
| Existing use: | (G) Rough grassland and bracken | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 150 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 14 mins | 15 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 17 mins | 60 mins | 18 mins | |
| Travel time (minutes) to leisure centre: | 12 mins | 33 mins | 10 mins | |
| Travel time (minutes) to community centre: | 40 mins | 52 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 15 mins | 4 mins | |
| Travel time (minutes) to town centre: | 60 mins | > 60 mins | 20 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 150 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village. South part of the site is within 800 m of a post office and a library within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 64. A vegetated area forming a considerable buffer between the settlement edge and the rural landscape to the north. The site lies on sloping ground which if developed will greatly alter the appearance of the settlement edge from part urban / part rural to entirely urban. This will also be apparent from longer range views, especially those from Main | - area of the site (covering north west to south) to include landscape buffer to sloping landform and existing tree group. - enhanced planting (on west side of the site) to maintain screening and definition and |

| | | | |
|-------------------------------|---|--|--|
| | | Road in the east. | to help contain potential development site. - mitigation tree and shrub planting to ridge line to screen any potential development. - retain and enhance planting to eastern boundary to screen potential development. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.141 (hourly). Although there is direct bus route to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to | |

| | | | |
|------------------------|---|---|--|
| | | employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/659: Main Road (9 & 11, Land Adj To)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/659 |  | | |
| Site name: | Main Road (9 & 11, Land Adj To) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.87 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 86 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 mins | 22 mins | 7 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 26 mins | |
| Travel time (minutes) to primary school: | 14 mins | 18 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 57 mins | 17 mins | |
| Travel time (minutes) to leisure centre: | 11 mins | 29 mins | 9 mins | |
| Travel time (minutes) to community centre: | 40 mins | 55 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 13 mins | 18 mins | 5 mins | |
| Travel time (minutes) to town centre: | 59 mins | > 60 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 86 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village. South east part of the site is within 800 m of a post office and a library within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 50. The site forms part of a sloping landform which rises in the north to a ridge line, beyond which is an open and rural landscape which is relatively free from human influence. The ridge line plays an important role by defining the the rural edge and providing screening of the developed south. The site south of the ridge line is nestled into a space within the development | - north and east area of the site to include landscape buffer to preserve adjacent woodland edge and to prevent potential development from penetrating skyline above ridgeline from views in the north. |

| | | | |
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| | | edge and is located on a busy road where its current use as grazing land appears out of context. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south east of the site (which is a very small percentage of the site). | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |

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|------------------------|---|--|--|
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/669: Kighill Lane (18)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/669 |  | | |
| Site name: | Kighill Lane (18) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.40 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | 1 dwelling on site | | | |
| Dwellings capacity: | 6 homes | | | |
| Brownfield/greenfield: | Predominately greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 15 mins | 14 mins | 4 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 34 mins | |
| Travel time (minutes) to primary school: | 23 mins | 22 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 36 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to leisure centre: | 9 mins | 15 mins | 4 mins | |
| Travel time (minutes) to community centre: | 30 mins | 59 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 23 mins | > 60 mins | 26 mins | |

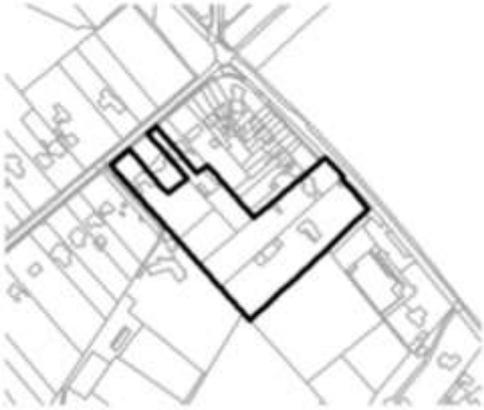
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | + | 6 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is residential garden land. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain. | Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site. |
| 7. Landscape | 0 | Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03. | - retain and enhance planting to align with Kighill Lane. |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |

| | | | |
|-------------------------------|---|--|--|
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/670: Kighill Lane (15a & 19)/Longdale Lane (170 & 172)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/670 |  | | |
| Site name: | Kighill Lane (15a & 19)/Longdale Lane (170 & 172) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.60 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential use - 4 dwellings and gardens | | | |
| Dwellings capacity: | 15 homes | | | |
| Brownfield/greenfield: | Predominately greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 21 mins | 15 mins | 5 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 34 mins | |
| Travel time (minutes) to primary school: | 27 mins | 23 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 40 mins | > 60 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 18 mins | 5 mins | |
| Travel time (minutes) to community centre: | 33 mins | 60 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 24 mins | > 60 mins | 27 mins | |

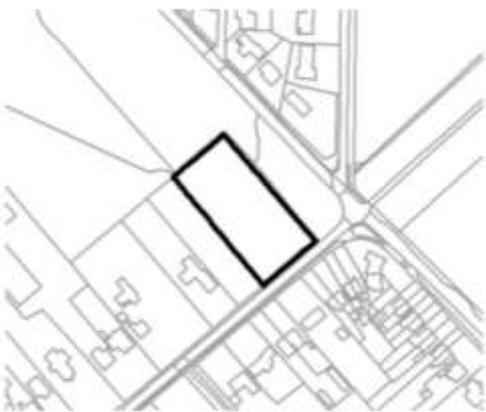
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 15 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 46. The site is well screened by existing dwelling on Longdale Lane and Kighill Lane and forms a logical extension for development which adheres to the aims of the policy zone. | - retain existing trees and shrubs (on north-east, south-east and south-west sides of the site) to contain site from potential views from the south and Longdale Lane. |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |

| | | | |
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| | | adjacent to the site. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/841: Land at Kighill Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/841 |  | | |
| Site name: | Land at Kighill Lane | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.40 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Local Wildlife Site | | | |
| Dwellings capacity: | 7 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | A Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 14 mins | 4 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 34 mins | |
| Travel time (minutes) to primary school: | 24 mins | 22 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 37 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 15 mins | 5 mins | |
| Travel time (minutes) to community centre: | 30 mins | 58 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 23 mins | > 60 mins | 26 mins | |

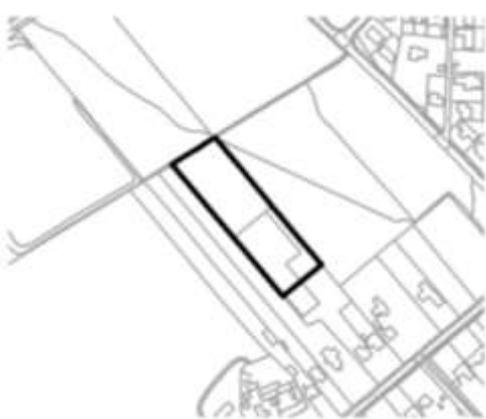
Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 7 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village. | Contributions to improve access to community facility provision. |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of natural and semi-natural land. A Local Wildlife Site within the site. | Further ecological appraisal required to assess the value of the site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. |
| 7. Landscape | 0 | Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03. | - mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east. - retain and |

| | | | |
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| | | | enhance planting to align with Kighill Lane. |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane. | Improve accessibility to existing transport network. |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/843: 26 Kighill Lane Site 2 (land rear of)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/843 |  | | |
| Site name: | 26 Kighill Lane Site 2 (land rear of) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.72 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land / wooded area | | | |
| Dwellings capacity: | 21 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 12 mins | 4 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 26 mins | 20 mins | 6 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 20 mins | 6 mins | |
| Travel time (minutes) to community centre: | > 60 mins | > 60 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 22 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 21 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village. | Contributions to improve access to community facility provision. |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is residential garden land and wooded area. Would involve in the loss of wooded area. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ |

| | | | |
|-------------------------------|---|---|--|
| | | | enhancement of Local Wildlife Site. |
| 7. Landscape | 0 | Score: 53. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening. Any development will need to consider the close proximity to the neighbouring group of trees covered by a Tree Preservation Order. | - retain established trees and vegetation to south west and north west boundary to contain site. |
| 8. Natural Resources | - | Site is residential garden land and wooded area. Although the site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale | Improve accessibility to existing transport network. |

| | | | |
|------------------------|---|--|--|
| | | Lane. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/845: 28 Kighill Lane Site 1

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/845 |  | | |
| Site name: | 28 Kighill Lane Site 1 | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.54 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land / wooded area | | | |
| Dwellings capacity: | 12 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 21 mins | 17 mins | 5 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 35 mins | |
| Travel time (minutes) to primary school: | 23 mins | 25 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 36 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to leisure centre: | 9 mins | 14 mins | 4 mins | |
| Travel time (minutes) to community centre: | 29 mins | > 60 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 24 mins | > 60 mins | 25 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 12 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village. | Contributions to improve access to community facility provision. |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is residential garden land and wooded area. Would involve in the loss of wooded area. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. |
| 7. Landscape | 0 | Score: 51. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening. | - retain established trees and vegetation to south west and south east boundary to contain site. |
| 8. Natural Resources | - | Site is residential garden land and wooded area. Although the | Agricultural Land Classification |

| | | | |
|-------------------------------|---|---|---|
| | | site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3. | survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on the A60 for Pronto (every 10 minutes). Although there is direct bus route to Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/919: Silverland Farm (Ricket Lane, Site A)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/919 |  | | |
| Site name: | Silverland Farm (Ricket Lane, Site A) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 9.54 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 286 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 22 mins | 32 mins | 10 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 28 mins | 29 mins | 9 mins | |
| Travel time (minutes) to secondary school: | 30 mins | 60 mins | 18 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 35 mins | 11 mins | |
| Travel time (minutes) to community centre: | 53 mins | 57 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 26 mins | 18 mins | 5 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 19 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 286 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however it is within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | - | Score: 67. The site sits within open countryside in a position that is detached from the main settlement of Ravenshead. It is currently used for equestrian purposes. The study area has a low landscape value, which is partly derived from its lack of conservation interests. However, due to the site being a separate development cluster, which expands Ravenshead over a ridge into adjacent open countryside, there is a high level of susceptibility of the landscape to the development. Overall, there is a medium landscape sensitivity to development of the site. Visually, there is a low value, but a medium susceptibility due to the amount of receptors and area of the Zone of Theoretical Visibility. Overall, there is a low visual sensitivity of the landscape to | - retain as a landscape buffer to maintain rural character and visual effects upon the rural landscape in the north |

| | | | |
|-------------------------------|---|--|--|
| | | development of the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the north west of the site (which is a very small percentage of the site). | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops which residents have to walk to for Pronto (every 10 minutes) and No.141 (hourly). | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/920: Silverland Farm (Ricket Lane, Site B)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/920 |  | | |
| Site name: | Silverland Farm (Ricket Lane, Site B) | | | |
| Locality: | Ravenshead | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 34.44 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 1,033 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 17 mins | 26 mins | 8 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 14 mins | 16 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 17 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 38 mins | 12 mins | |
| Travel time (minutes) to community centre: | 12 mins | 47 mins | 14 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 14 mins | 4 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 22 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 1,033 homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however it is within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | - | Score: 62. The site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends in into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as the relatively large number of receptors. Overall, there is a medium visual susceptibility to | <ul style="list-style-type: none"> - approximately half of the site (northern area) to include landscape buffer to high ground to prevent long range views and urban sprawl. - enhance planting along northern boundary to prevent views from the north. - mitigation planting (on east side of the site) to restrict views from the east |

| | | | |
|-------------------------------|---|--|--|
| | | development of the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low to medium risk of surface water flooding following the south edge of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops which residents have to walk to for No.141 (hourly). Part of the site within 400 m of national cycle path. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

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Sustainability Appraisal Publication Draft

Appendix E: Reasonable Alternative Sites for Housing in the Other Villages

Local Planning Document

March 2016

Introduction

Appendix E contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the other villages which are Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

The SA Matrix used in the SA assessment is included in **Appendix A**.

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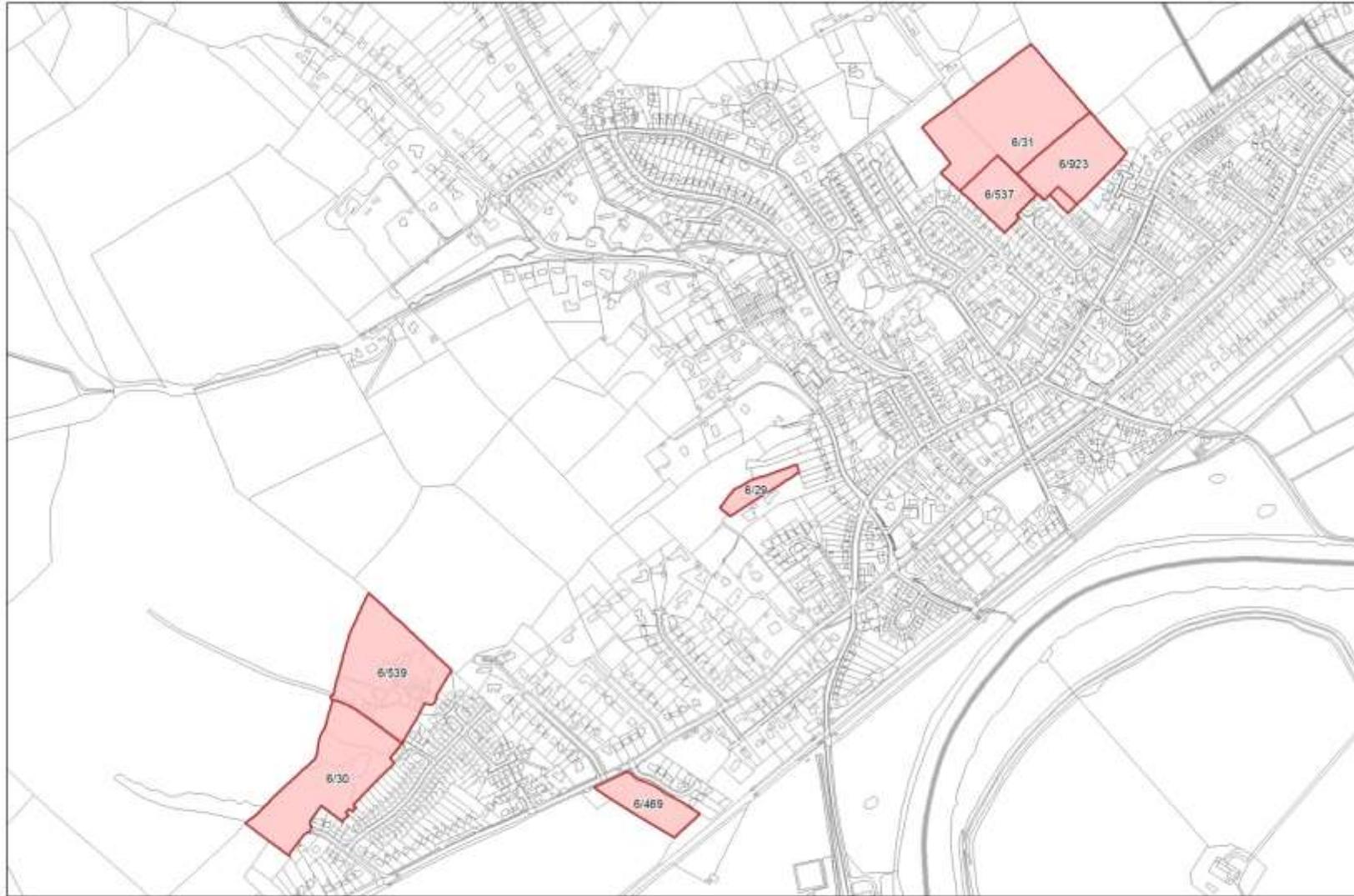
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Appendix E1: Burton Joyce

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Map of Reasonable Alternative Sites for Housing in Burton Joyce

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Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LJ

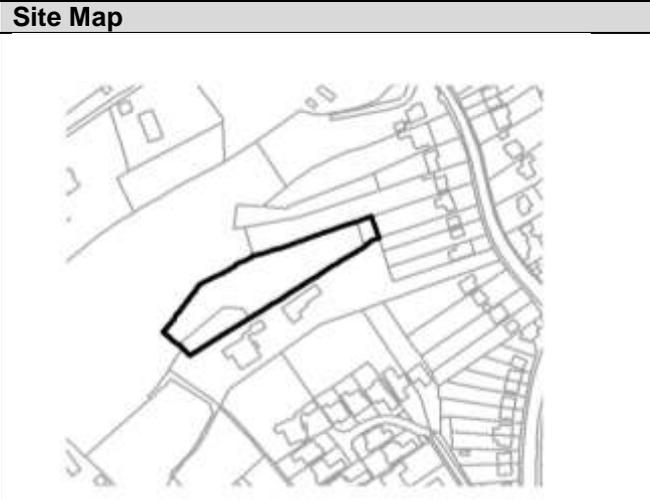
Burton Joyce

Reasonable Alternative Sites
Borough Boundary



Site 6/29: Lambley Lane (23)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/29 |  | | |
| Site name: | Lambley Lane (23) | | | |
| Locality: | Burton Joyce | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.33 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 10 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 2 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Part of site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 3 mins | 2 mins | 1 min | |
| Travel time (minutes) to hospital: | 46 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 28 mins | 45 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 36 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to community centre: | 14 mins | 43 mins | 13 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 17 mins | 53 mins | 16 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 10 homes. | |
| 2. Health | ++ | Within 400 m of two GPs within the village and recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of the site within 400 m of a post office and a primary school. Site is within 800 m of a library and a village hall within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 42. The site is a very contained field between existing residential development and woodland - there are no external public views of the site. The study area has a low landscape value, although there are aspects such as the Mature Landscape Area to the east of the site that have a medium value. However, as the site has no real influence on its surroundings, there is a low susceptibility to change within the study area, and consequently a low landscape sensitivity. Visually, the site is extremely contained and therefore the study area has a low visual sensitivity to development of the site. | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Part of site falls within flood zone 2. The surface water flood | Where possible site boundaries |

| | | | |
|-------------------------------|---|---|--|
| | | risk map indicates there is a low risk of surface water flooding. | <p>should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to | |

| | | | |
|------------------------|---|--|--|
| | | travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/30: Woodside Road (Land Off)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/30 |  | | |
| Site name: | Woodside Road (Land Off) | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.44 ha | | | |
| Existing use: | (F) Forestry/woodland | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 44 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | A Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 min | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 39 mins | 59 mins | 18 mins | |
| Travel time (minutes) to primary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 13 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 36 mins | 33 mins | 10 mins | |
| Travel time (minutes) to community centre: | 16 mins | 25 mins | 8 min | |
| Travel time (minutes) to employment zone: | 10 mins | 15 mins | 4 mins | |
| Travel time (minutes) to town centre: | 16 mins | 29 mins | 9 min | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 44 homes. | |
| 2. Health | + | Not within 400 m of two GPs within the village, however it is within 30 minutes public transport, walking and cycling time. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | A Local Wildlife Site and Tree Preservation Orders within the site. | Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | - | Score: 66. The site is wooded and forms the backdrop to the edge of the village; it is part of a wider Mature Landscape Area, Local Wildlife Site and area TPO. These designations, along with the high landscape quality of the wider study area, give the | - retain tree group to the north west boundary to provide screening or potential development edge. |

| | | | |
|----------------------|---|---|---|
| | | <p>study area a medium landscape value. There is a high susceptibility to development due to the loss of these designations and also the perceived extension of the settlement up the hill. Overall, there is a medium landscape sensitivity. Visually, there is a medium value associated with the site - this is due to the Mature Landscape Area on site, as well as the screening function that the site performs. However, there is a low visual susceptibility to development - due to the visual containment of the site within the study area and the lack of receptors - which means that overall there is a low visual sensitivity within the study area.</p> | |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment.</p> | <p>Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties.</p> |
| 10. Waste | - | <p>Results in increased household waste.</p> | |

| | | | |
|-------------------------------|---|---|--|
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/31: Hillside Farm

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/31 |  | | |
| Site name: | Hillside Farm | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 5.19 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 75 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 7 mins | 6 mins | 2 mins | |
| Travel time (minutes) to hospital: | 50 mins | > 60 mins | 35 mins | |
| Travel time (minutes) to primary school: | 12 mins | 11 min | 3 mins | |
| Travel time (minutes) to secondary school: | 33 mins | 52 mins | 15 mins | |
| Travel time (minutes) to leisure centre: | 40 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to community centre: | 31 min | 51 min | 15 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 21 min | > 60 mins | 18 mins | |

Sustainability Appraisal Assessment

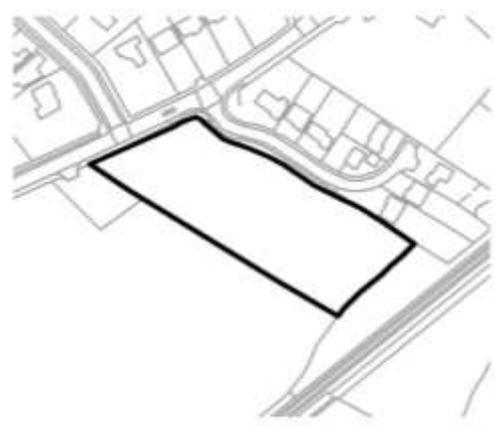
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 75 homes. | |
| 2. Health | ++ | Majority of site within 400 m of one of the two GPs within the village and recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a post office, a library and a primary school within the village. Site is within 800 m of a library and a village hall within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects. |

| | | | |
|----------------------|---|---|---|
| 7. Landscape | - | <p>Score: 73. The site is a sloping pastoral field forming the rural edge of Burton Joyce. Long views are obtained from the northwest of the site across the Trent Valley. The study area has a medium landscape value, which arises from the high landscape and scenic quality and is contributed to by the intrinsic recreational value. The sloping nature of the site means it has a clear influence on its surroundings and development on the site would cause an extension of the settlement up the hill and an erosion of the strong rural edge; therefore there is a high susceptibility to change within the study area. Overall, the study area has a medium landscape sensitivity to development of the site. Visually, the site has medium value as the backdrop to the settlement, as well as recreational value. There is a high susceptibility, however, as development on the site would be visible for a long distance and affect the key part of the landscape setting for rights of way that cross the site. Therefore the study area has a overall medium visual sensitivity to development of the site.</p> | <p>- approx half of the site (northern area) to include landscape buffer to prevent urban creep to rising landform. - mitigation tree planting (on north west and north east sides of the site) to contain site from the north. Retain mature trees to boundary (on west side of the site).</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management</p> |

| | | | |
|-------------------------------|---|--|--|
| | | | to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment. | Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/469: Millfield Close (Safeguarded Land)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/469 |  | | |
| Site name: | Millfield Close (Safeguarded Land) | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.74 ha | | | |
| Existing use: | (G) Rough grassland and bracken | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 23 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Within flood zone 2 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 5 mins | 9 mins | 3 mins | |
| Travel time (minutes) to hospital: | 45 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 9 mins | 13 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 27 mins | 37 mins | 11 min | |
| Travel time (minutes) to leisure centre: | 35 mins | 59 mins | 18 mins | |
| Travel time (minutes) to community centre: | 14 mins | 34 mins | 10 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 12 mins | 4 mins | |
| Travel time (minutes) to town centre: | 16 mins | 44 mins | 13 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 23 homes. | |
| 2. Health | + | Not within 400 m of two GPs within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of rough grassland and bracken. Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 44. The site is a flat field | - retain and |

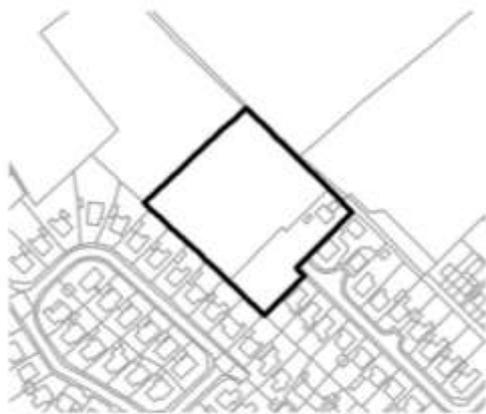
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|----------------------|----|---|---|
| | | <p>which is currently unmanaged and is adjacent to the A612 and the settlement edge. The study area has a low landscape value despite its medium landscape and scenic quality, and the site's position immediately adjacent to the existing settlement edge means that the study area has a low susceptibility to the site's development. Overall, the study area has a low landscape sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the site's settlement edge location and the containment of the site through its boundary vegetation. Overall, the study area is considered to have a low sensitivity to development of the site.</p> | <p>enhance existing planting (on south side of the site).</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | -- | <p>Site falls within flood zone 2. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, there may be an access issue onto the A612 in the more extreme surface water floods.</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need</p> |

| | | | |
|-------------------------------|---|--|---|
| | | | <p>for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on A612 Nottingham Road for No.100 (every 30 minutes) and within 400 m of existing train station for trains to Leicester, Nottingham, Newark and Matlock. Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel, the train services are not frequent and also it would be difficult to travel directly to employment areas within the Borough so this | |

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| | | scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/537: Land to the North of Orchard Close

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/537 |  | | |
| Site name: | Land to the North of Orchard Close | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.74 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 16 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 5 mins | 5 mins | 1 min | |
| Travel time (minutes) to hospital: | 48 mins | > 60 mins | 35 mins | |
| Travel time (minutes) to primary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 31 min | 50 mins | 15 mins | |
| Travel time (minutes) to leisure centre: | 38 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to community centre: | 29 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 19 mins | 59 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 16 homes. | |
| 2. Health | ++ | Within 400 m of one of the two GPs within the village and recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site within 400 m of a post office, a library and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 45. The site is a sloping pastoral field nestled in corner between residential properties on Orchard Close and Olive Grove. The study area has a medium landscape value, which arises for the high landscape quality and is contributed to by the medium recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape | - mitigation planting (on north east and north west sides of the site) to create a division between potential development and rights of way and to screen the site from the rural and rising landscape in the north. - retain existing trees and shrubs |

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| | | sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the study area has a low visual sensitivity to development of the site. | (on the south west side of the site) at the edge of the existing settlement edge. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on relatively steep sloping catchments. | Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor | |

| | | | |
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| | | positive. Adjacent to the public right of way to the north east of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/539: Glebe Farm, Burton Joyce

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/539 |  | | |
| Site name: | Glebe Farm | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.40 ha | | | |
| Existing use: | (B) Agricultural buildings | | | |
| Site commentary: | Farmhouse, two farm cottages and farm buildings | | | |
| Dwellings capacity: | 20 homes | | | |
| Brownfield/greenfield: | Predominately greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 min | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 47 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 15 mins | 24 mins | 7 mins | |
| Travel time (minutes) to secondary school: | 30 mins | 36 mins | 11 min | |
| Travel time (minutes) to leisure centre: | 37 mins | 59 mins | 18 mins | |
| Travel time (minutes) to community centre: | 16 mins | 34 mins | 10 mins | |
| Travel time (minutes) to employment zone: | 16 mins | 23 mins | 7 mins | |
| Travel time (minutes) to town centre: | 18 mins | 44 mins | 13 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 20 homes. | |
| 2. Health | + | Not within 400 m of two GPs within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing trees. Site is adjacent to woodland and Tree Preservation Orders. Unknown net biodiversity gain. | Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects. |
| 7. Landscape | 0 | Score: 51. The site is a | - mitigation tree |

| | | | |
|----------------------|---|---|---|
| | | <p>farmstead and forms the backdrop to the edge of the village; it is adjacent to Mature Landscape Area, Local Wildlife Site and area TPO. The study area has a low landscape value and susceptibility given the existing poor settlement edge and high degree of human influence and there is an overall low landscape sensitivity. Visually, there is a medium value associated with the site - this is due to the adjacent Mature Landscape Area, as well as the village backdrop function that the site performs. However, there is a low visual susceptibility to development - due to the lack of receptors and visual containment of the site within the study area - which means that overall there is a low visual sensitivity within the study area. There is a localised high point towards the northern edge of the site which is slightly more sensitive than the remainder of the site.</p> | <p>and shrub planting to the north west boundary, extended tree line from the south west to provide screening of potential settlement edge.</p> |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | 0 | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the</p> | <p>Requires good sustainable drainage systems in place to ensure surface water</p> |

| | | | |
|-------------------------------|---|---|--|
| | | Local Lead Flood Authority, the site is on a relatively steep sloping catchment. | runoff does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/923: Orchard Close/Hillside Drive (land to the north of)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|------------------|--|
| Site ref: | 6/923 |  | | |
| Site name: | Orchard Close/Hillside Drive (land to the north of) | | | |
| Locality: | Burton Joyce | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.29 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 31 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Public transport | Public transport | |
| Travel time (minutes) to GP: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to hospital: | 49 mins | > 60 mins | 35 mins | |
| Travel time (minutes) to primary school: | 11 min | 11 min | 3 mins | |
| Travel time (minutes) to secondary school: | 32 mins | 51 min | 15 mins | |
| Travel time (minutes) to leisure centre: | 39 mins | > 60 mins | 23 mins | |
| Travel time (minutes) to community centre: | 26 mins | 49 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 20 mins | > 60 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 31 homes. | |
| 2. Health | ++ | Majority of site within 400 m of one of the two GPs within the village and recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Approximately half of the site within 400 m of a post office, a library and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects. |
| 7. Landscape | 0 | Score: 50. The site is a sloping pastoral field which sits behind properties on Hillside Drive and Langham Drive. The study area has a medium landscape value, which arises from the high landscape quality and is contributed to by the recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the | <ul style="list-style-type: none"> - retain landscape buffer (south west area of the site) to preserve character of the right of way into open areas in the north. - retain hedgerow and trees to northern boundary of site |

| | | | |
|-------------------------------|---|--|--|
| | | study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. Site is part of site 6/31 and according to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment. | Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for | |

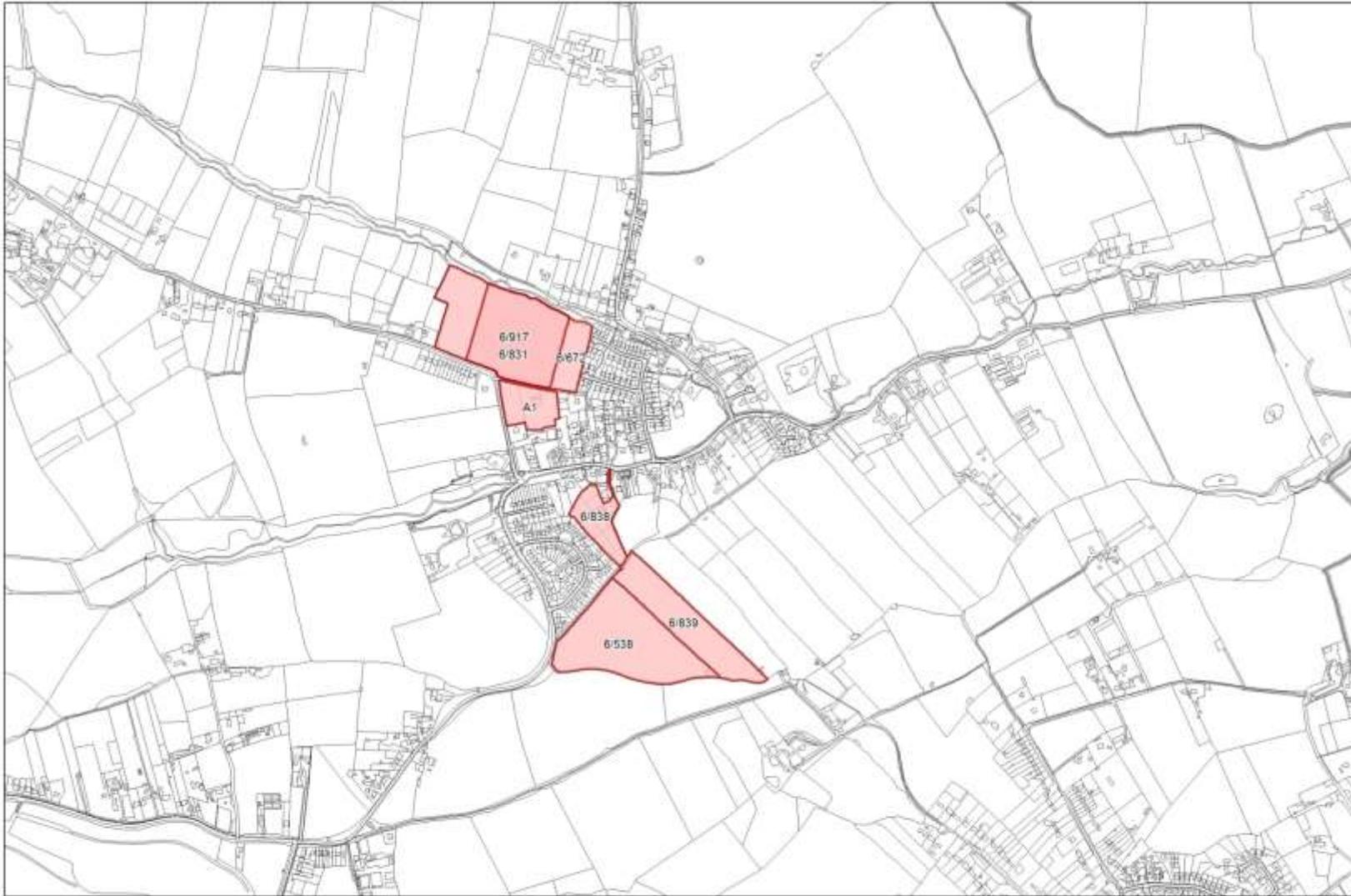
| | | | |
|------------------------|---|--|--|
| | | training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix E2: Lambley

| | |
|--|----|
| Map of Reasonable Alternative Sites for Housing in Lambley | 35 |
| Site 6/538: Land Off Spring Lane | 36 |
| Site 6/672: Land adj Steeles Way/Orchard Rise | 40 |
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| Site 6/838: Stables – Site A..... | 48 |
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| Site 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way)..... | 56 |
| Site A1: Hill Close Farm, Lambley..... | 60 |

Map of Reasonable Alternative Sites for Housing in Lambley

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Civic Centre, Annot Hill Park, Arnold,
Nottinghamshire, NG6 8LU

Lambley

Reasonable Alternative Sites
Borough Boundary



Site 6/538: Land Off Spring Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/538 |  | | |
| Site name: | Land Off Spring Lane | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 4.46 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 140 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 51 min | 48 mins | 14 mins | |
| Travel time (minutes) to hospital: | 31 min | > 60 mins | 23 mins | |
| Travel time (minutes) to primary school: | 7 mins | 8 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 58 mins | 34 mins | 10 mins | |
| Travel time (minutes) to leisure centre: | 43 mins | > 60 mins | 18 mins | |
| Travel time (minutes) to community centre: | 39 mins | 53 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 23 mins | 7 mins | |
| Travel time (minutes) to town centre: | 37 mins | 56 mins | 17 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 140 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land. | Very modest small scale development on the northern parcel of site, but at low density, low scale and 'greened' might be possible. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a joint-use community facility i.e. a village hall and a primary school within the village. | The Village Hall is a joint-use facility, shared between the community and Lambley Primary School |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | -- | Score: 82. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its | <ul style="list-style-type: none"> - southern area to include landscape buffer to slope and high ground to prevent long range views and to prevent urban creep from conservation area setting. - infill existing hedgerows at the (east and south) boundary of site to reinforce field patterns and to |

| | | | |
|-------------------------------|----|--|--|
| | | position as the village backdrop; there is a high susceptibility as the site forms a key part of the landscape setting for the village and overall a high visual sensitivity to development of the site. | contain site. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public right of way to the north west of | |

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| | | the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/672: Land adj Steeles Way/Orchard Rise

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/672 |  | | |
| Site name: | Land adj Steeles Way/Orchard Rise | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.89 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 15 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 54 mins | 59 mins | 18 mins | |
| Travel time (minutes) to hospital: | 35 mins | > 60 mins | 27 mins | |
| Travel time (minutes) to primary school: | 8 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 40 mins | 45 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 47 mins | > 60 mins | 22 mins | |
| Travel time (minutes) to community centre: | 40 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to employment zone: | 16 mins | 35 mins | 11 min | |
| Travel time (minutes) to town centre: | 41 min | > 60 mins | 20 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 15 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of the site within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 65. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting for a couple of listed buildings. The value of the landscape of the study area is considered to be medium, and there is considered to be medium susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area. The site affords a medium visual | <ul style="list-style-type: none"> - north part of the site to include landscape buffer to preserve right of way. - southern area of the site to include landscape buffer to slope. - mitigation planting (on west side of the site) to prevent views from west. |

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| | | value through its adjacent designations and through its long views. However, when coupled with a low susceptibility to change, it is felt that the study area has a low visual sensitivity. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north and south of the site. | |

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| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/831: Catfoot Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/831 |  | | |
| Site name: | Catfoot Lane | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.48 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 120 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 53 mins | 55 mins | 16 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 5 mins | 4 mins | 1 min | |
| Travel time (minutes) to secondary school: | 38 mins | 40 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 45 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to community centre: | 38 mins | 52 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 14 mins | 31 min | 9 mins | |
| Travel time (minutes) to town centre: | 35 mins | > 60 mins | 19 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 120 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | -- | Score: 81. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural | <ul style="list-style-type: none"> - norther part of the site to include landscape buffer to right of way opposite Conservation Area and mature trees. - southern area of the site to include landscape buffer to slope and high ground to prevent long range views onto the potential development from the north, east and west. |

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| | | surroundings. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape setting for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area. | - mitigation planting (on the west side of the site) to screen potential development from the right of way and views from the west. |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be | |

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| | | difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north and south of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/838: Stables – Site A

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/838 |  | | |
| Site name: | Stables - Site A | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.09 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 20 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Part of site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 50 mins | 50 mins | 15 mins | |
| Travel time (minutes) to hospital: | 30 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 57 mins | 36 mins | 11 min | |
| Travel time (minutes) to leisure centre: | 42 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to community centre: | 38 mins | 56 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 11 min | 26 mins | 8 mins | |
| Travel time (minutes) to town centre: | 36 mins | 59 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 20 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 65. The site is a gap within the settlement edge that is currently used for equestrian purposes. It falls within a Mature Landscape Area and the | - infill existing hedgerow boundaries (from east to north east) to strengthen field |

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| | | Lambley Conservation Area; there is a medium landscape value of the study area which is partly derived from these designations. The study area is considered to have a medium susceptibility to development of the site due to the loss of the Mature Landscape Area and potential for conflict with the Conservation Area, and overall a medium landscape sensitivity to development. Visually, the site has a high value due to its designations, but the study area has a low visual susceptibility to change due to the site not making a major contribution to the landscape setting of the study area. | patterns and provide containment to site |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus | |

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| | | stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the east and south of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/839: Spring Lane (Land Off) – Site B

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/839 |  | | |
| Site name: | Spring Lane (Land Off) - Site B | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.72 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 60 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 52 mins | 51 min | 15 mins | |
| Travel time (minutes) to hospital: | 32 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 9 mins | 9 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 60 mins | 37 mins | 11 min | |
| Travel time (minutes) to leisure centre: | 44 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to community centre: | 40 mins | 56 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 13 mins | 27 mins | 8 mins | |
| Travel time (minutes) to town centre: | 39 mins | 60 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 60 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land. | A smaller site including just the northern part of the site would have a reduced impact. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | -- | Score: 80. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its position as the village backdrop; there is a medium susceptibility | - infill existing hedgerow boundaries (on all sides) to strengthen field patterns and provide containment to site |

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| | | as the site forms a key part of the landscape setting for the village. Overall, this results in a high visual sensitivity of the study area to development of the site. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north west of the site. | |

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| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/917 |  | | |
| Site name: | Catfoot Lane (land adj Orchard Rise/Steels Way) | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 5.94 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 150 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 53 mins | 55 mins | 16 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 5 mins | 4 mins | 1 min | |
| Travel time (minutes) to secondary school: | 38 mins | 40 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 45 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to community centre: | 38 mins | 52 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 14 mins | 31 min | 9 mins | |
| Travel time (minutes) to town centre: | 35 mins | > 60 mins | 19 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 150 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Majority of the site within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | -- | Score: 81. The site is an area of sloping farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural surroundings. The site affords a | <ul style="list-style-type: none"> - the north, west and south areas of the site to retain as a landscape buffer to prevent urban edge from extending into rural landscape. - strategic planting to boundary (on north, west and south sides of the development) to soften the development edge |

| | | | |
|-------------------------------|---|---|--|
| | | medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape context for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a high risk surface water flooding issue on the northern boundary of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Adjacent to the public rights of way to the north, south and west of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

| | | | |
|------------------------|---|--|--|
| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site A1: Hill Close Farm, Lambley

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | A1 |  | | |
| Site name: | Hill Close Farm, Lambley | | | |
| Locality: | Lambley | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.08 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 32 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 51 min | 53 mins | 16 mins | |
| Travel time (minutes) to hospital: | 31 min | > 60 mins | 24 mins | |
| Travel time (minutes) to primary school: | 3 mins | 3 mins | 1 min | |
| Travel time (minutes) to secondary school: | 37 mins | 39 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 43 mins | > 60 mins | 16 mins | |
| Travel time (minutes) to community centre: | 37 mins | 53 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 29 min | 9 mins | |
| Travel time (minutes) to town centre: | 37 mins | > 60 mins | 19 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 32 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | None. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | - | Score: 65. The site is a sloping strip of farmland adjacent to the existing settlement edge. It is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, with a medium susceptibility to development, mostly arising from the proximity to the Mature Landscape Area and conservation area; potential effect on the Conservation Area and the perceived increase of density of the village. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a part of the landscape context for several residential and rights of | <ul style="list-style-type: none"> - northern area of the site to include landscape buffer to align with existing properties and ridgeline and to refrain from developing on high ground. - retain and enhance boundary vegetation (on north and west sides of the site) to maintain rural characteristics on high ground |

| | | | |
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| | | way users and is visible from several locations, giving a medium visual susceptibility. Overall, there is a medium visual sensitivity within the study area. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there are no flood risk issues. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

| | | | |
|------------------------|---|--|--|
| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix E3: Linby

| | |
|--|----|
| Map of Reasonable Alternative Site for Housing in Linby..... | 65 |
| Site 6/535: Greenacres | 66 |

Map of Reasonable Alternative Site for Housing in Linby

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Gedling  Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 8LU

Linby

 Reasonable Alternative Sites
 Borough Boundary



Site 6/535: Greenacres

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/535 |  | | |
| Site name: | Greenacres | | | |
| Locality: | Linby | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 0.24 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 7 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Urban | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 9 mins | 29 mins | 9 mins | |
| Travel time (minutes) to hospital: | 34 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 6 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 6 mins | 12 mins | 4 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 22 mins | 7 mins | |
| Travel time (minutes) to community centre: | 8 mins | 22 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 3 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 7 mins | 29 mins | 9 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | + | 7 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities. Within 800 m of a primary school within in Linby village. As the site is located between Linby and Hucknall, it is within 30 minutes public transport time of community facilities within Hucknall. Thus the score is minor positive. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Site is residential garden land. Site is adjacent to a Local Wildlife Site. Unknown net biodiversity gain. | Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site. |
| 7. Landscape | 0 | Score: 47. The site is an isolated piece of land within the wider landscape setting due to its current use as a private garden. There are very few receptors which observe the land and any additional development of a similar scale and mass to that of the current surrounding structures will likely go unnoticed. | - retain existing vegetation to the eastern boundary of site. |

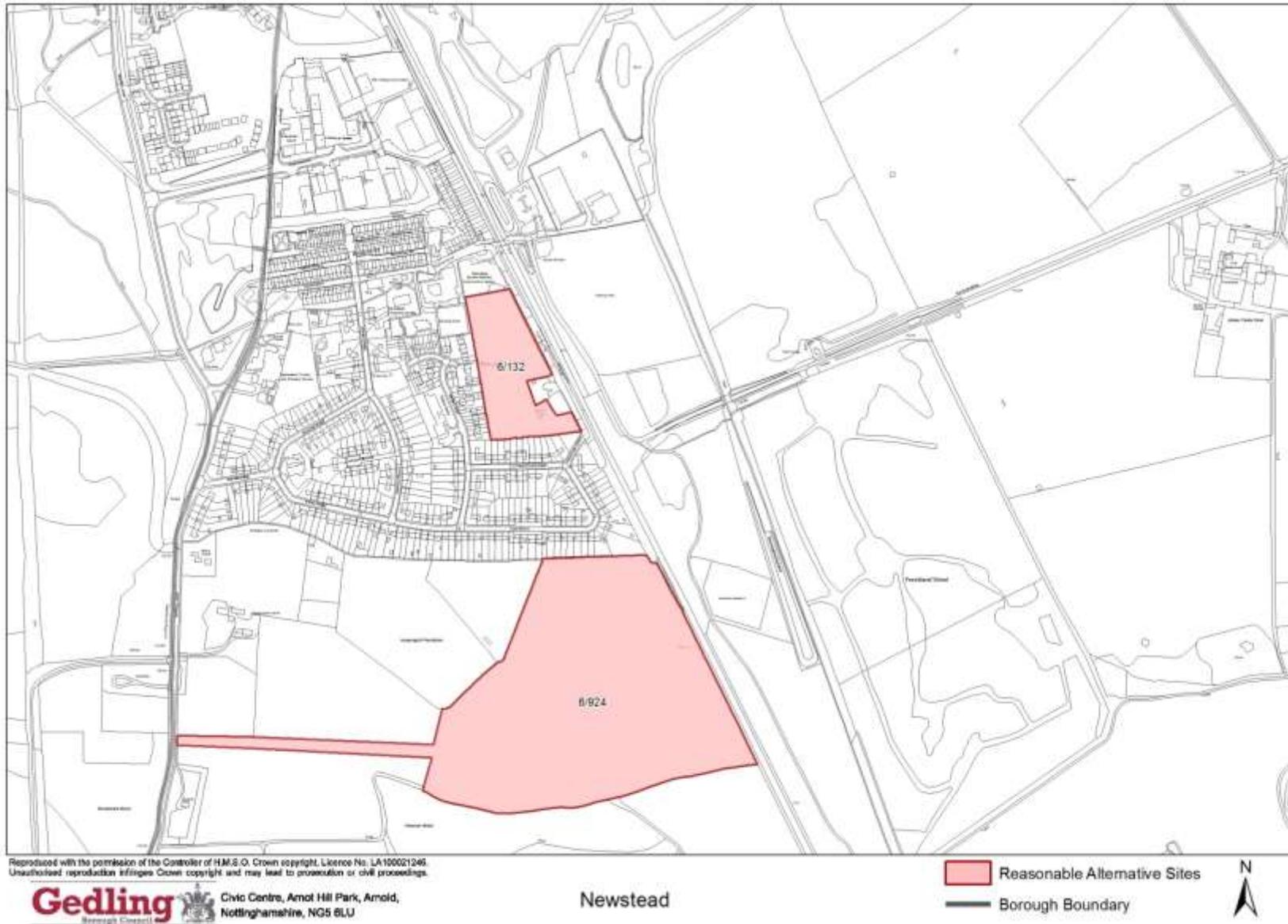
| | | | |
|-------------------------------|---|--|---|
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk surface water flooding issue to the south of the site. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.141 (hourly) and national cycle path. Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield District) so this scores a minor positive. Railway track to the east of the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix E4: Newstead

| | |
|---|----|
| Map of Reasonable Alternative Sites for Housing in Newstead | 70 |
| Site 6/132: Newstead Sports Ground | 71 |
| Site 6/924: Land South of Newstead | 74 |

Map of Reasonable Alternative Sites for Housing in Newstead

Page 1002



Site 6/132: Newstead Sports Ground

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/132 |  | | |
| Site name: | Newstead Sports Ground | | | |
| Locality: | Newstead | | | |
| Location: | Within named settlement | | | |
| Site area: | 1.67 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Grazing land. Site allocated in the Replacement Local Plan for residential development | | | |
| Dwellings capacity: | 80 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 41 min | 12 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 36 mins | |
| Travel time (minutes) to primary school: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 37 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 28 mins | > 60 mins | 18 mins | |
| Travel time (minutes) to community centre: | 20 mins | 37 mins | 11 mins | |
| Travel time (minutes) to employment zone: | 15 mins | 15 mins | 5 mins | |
| Travel time (minutes) to town centre: | 29 mins | 59 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 80 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time. Within 400 m of recreational open space. | |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a post office, a community centre and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | The site contains no existing designations, open space or Tree Preservation Orders. Site is adjacent to open space. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Score: 44. The site is currently a derelict area surrounded by residential development and lying to the west of the Robin Hood branch line. It is situated within the village context and development of this land is considered to be infill development. Overall, the study area has a low landscape sensitivity due to the low scenic quality, high degree of human influence and the low risk of loss of key characteristics due to it being infill development on a currently derelict site. The site has little visual value and is not a key part of the landscape context for the residential and | - retain and enhance group of mature trees (to the north of the site) to provide a physical boundary between proposed development and adjacent social club |

| | | | |
|-------------------------------|---|---|---|
| | | transport receptors in the area. Therefore the site has a low visual sensitivity. | |
| 8. Natural Resources | - | Loss of greenfield land (previously used as open space and is now grazing land). | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Approx 400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Adjacent to existing train station for trains to Nottingham and Worksop (hourly). Although there is direct bus route to Hucknall and Kirkby for work, the train services are hourly and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Within 400 m of national cycle path. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/924: Land South of Newstead

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/924 |  | | |
| Site name: | Land South of Newstead | | | |
| Locality: | Newstead | | | |
| Location: | Within named settlement | | | |
| Site area: | 10.73 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 270 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | 44 mins | 13 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 37 mins | |
| Travel time (minutes) to primary school: | 15 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 38 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | > 60 mins | > 60 mins | 19 mins | |
| Travel time (minutes) to community centre: | > 60 mins | 40 mins | 12 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 18 mins | 5 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 18 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 270 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of site is within 400 m of recreational open space. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | 0 | No effect as the site has no impact upon the significance of heritage assets (including their settings). | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 800 m of a post office, a community centre and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Adjacent to ancient woodland and Local Wildlife Sites. Unknown net biodiversity gain. | Any direct or indirect effects on Local Wildlife site and ancient woodland would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site. |
| 7. Landscape | 0 | Score: 55. The site is a part of an arable field lying to the south-eastern corner of the village of Newstead; it is not currently publicly accessible. The surrounding landscape has a medium value, arising from the large amount of recreational provision and representativeness with the PZ in which it sits. There is a medium susceptibility to development, which occurs due | <ul style="list-style-type: none"> - retain site (southern area of the site) as a landscape buffer to prevent views from the south and west. - planting to screen views from Hucknall Road and to contain the development site. - establish a strong |

| | | | |
|-------------------------------|----|---|--|
| | | to the site extending the urban edge into the surrounding rural countryside, especially the proposed access road as it is unrelated to the village edge and may invoke issues with lighting in a rural unlit location. Overall there is a medium landscape sensitivity. In visual terms, there is a low visual value due to the lack of recognition of value or indicators of value. The site forms part of the landscape context of adjacent residential properties, but has few receptors and this gives a low visual susceptibility and overall a low visual sensitivity to development of the site. | line of strategic planting (on south side of the access road) to screen access road |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. | Requires adequate sustainable drainage systems to control the rate of surface water runoff. |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Majority of the site not within | |

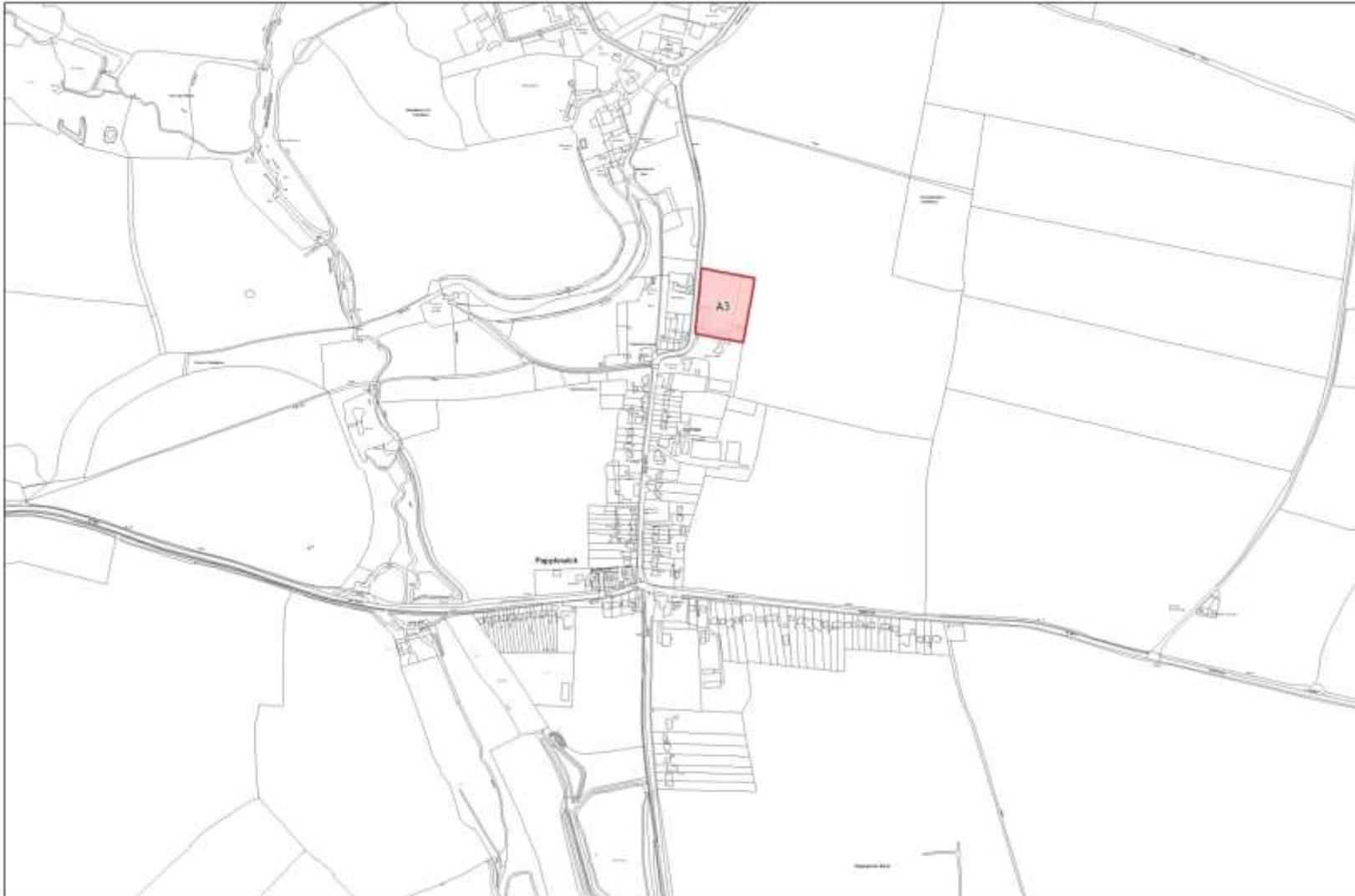
| | | | |
|------------------------|---|--|--|
| | | 400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Part of the site within 400 m of train stop for trains to Nottingham (hourly) and Worksop (hourly). Part of the site within 400 m of national cycle path. For the above reasons, this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix E5: Papplewick

Map of Reasonable Alternative Site for Housing in Papplewick 79
Site A3: North of Altham Lodge 80

Map of Reasonable Alternative Site for Housing in Papplewick

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Gedling  Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

Papplewick

 Reasonable Alternative Sites
 Borough Boundary



Site A3: North of Altham Lodge

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | A3 |  | | |
| Site name: | North of Altham Lodge | | | |
| Locality: | Papplewick | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.8 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 15 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 39 mins | 12 mins | |
| Travel time (minutes) to hospital: | 36 mins | > 60 mins | 34 mins | |
| Travel time (minutes) to primary school: | 7 mins | 26 mins | 8 mins | |
| Travel time (minutes) to secondary school: | 8 mins | 38 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 18 mins | 35 mins | 10 mins | |
| Travel time (minutes) to community centre: | 10 mins | 46 mins | 14 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 24 mins | 7 mins | |
| Travel time (minutes) to town centre: | 10 mins | 41 mins | 12 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 15 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time. | |
| 3. Heritage and Design | -- | The development of the site would have a major impact on the Conservation Area. | None. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a village hall in Papplewick village. Site is within 30 minutes public transport time of community facilities within Hucknall. Thus the score is minor positive instead a minor negative. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. | |
| 7. Landscape | 0 | Score: 58. It is not considered that developing the proposed site would have any major detrimental effects on the overall village setting other than slightly extending the village edge. However, the site forms a key gateway into Papplewick Conservation Area which lies immediately beyond the neighbouring Altham Lodge. The site also falls adjacent to a number of dispersed dwellings with a strong traditional character. It is therefore recommended that any future development should be of a low density and remain sympathetic to the traditional nature of the village edge. | <ul style="list-style-type: none"> - retain existing hedgerow to eastern boundary of site. - mitigation planting to soften development edge at the northern boundary |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site | Agricultural Land Classification survey required to |

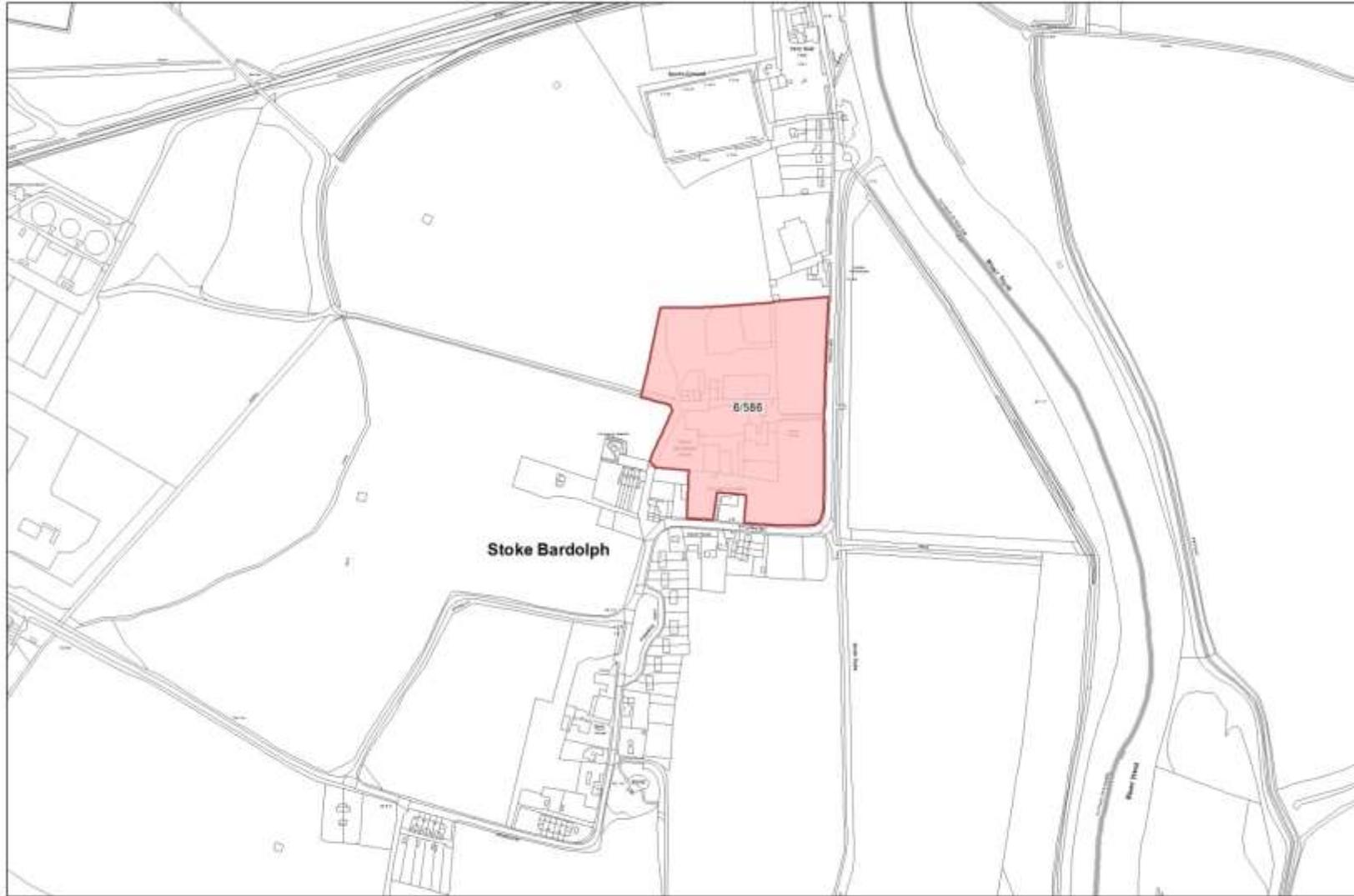
| | | | |
|-------------------------------|---|---|--|
| | | is best and most versatile land i.e. grade 3a. | determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.141 (hourly). Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Appendix E6: Stoke Bardolph

| | |
|---|----|
| Map of Reasonable Alternative Site for Housing in Stoke Bardolph..... | 84 |
| Site 6/586: Stoke Bardolph Farm and Land | 85 |

Map of Reasonable Alternative Site for Housing in Stoke Bardolph

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Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

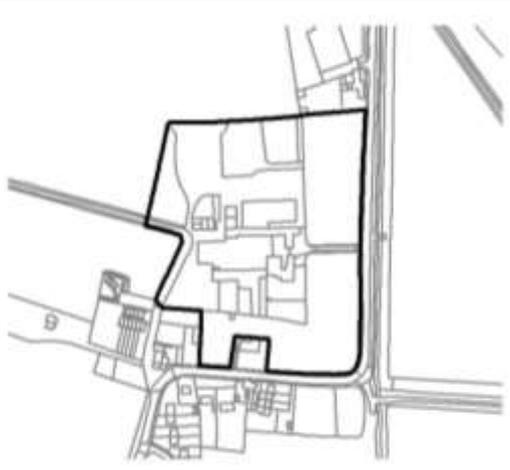
Stoke Bardolph

-  Reasonable Alternative Sites
-  Borough Boundary



Site 6/586: Stoke Bardolph Farm and Land

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/586 |  | | |
| Site name: | Stoke Bardolph Farm and Land | | | |
| Locality: | Stoke Bardolph | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.59 ha | | | |
| Existing use: | (B) Agricultural buildings | | | |
| Site commentary: | Farm buildings | | | |
| Dwellings capacity: | 16 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Site within flood zone 2 and part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | 1 local interest building within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | 27 mins | 8 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | > 60 mins | 31 min | 9 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | 43 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | > 60 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to community centre: | > 60 mins | 42 mins | 13 mins | |
| Travel time (minutes) to employment zone: | > 60 mins | 22 mins | 7 mins | |
| Travel time (minutes) to town centre: | > 60 mins | 52 mins | 16 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 16 homes. | |
| 2. Health | - | No GP within the village and the site is not within 30 minutes public transport time of GP outside the village due to bus service running every two hours. Within 400 m of private and public recreational open spaces. Thus this scores a minor negative. | Contributions to improve access to health provision or provide new provision on site. |
| 3. Heritage and Design | -- | The development of this site would have a major impact on the local interest building and Listed Buildings. | The retention of the open frontages to Stoke Lane to the east and south would help to reduce the impact of development. The conversion of existing dwellings with some selective demolition would help to reduce the impact of development. Then if only the farm buildings of historic importance were developed then the impact would be minor. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Site is within 400 m of the only community facility (i.e. community centre/village hall) within the village. Other community facilities are in Burton Joyce village or within the existing built up area. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open | Development should be designed to retain |

| | | | |
|--------------|---|--|--|
| | | space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | - | Score: 64. The site is a farmstead within Stoke Bardolph village. There is a local interest building on the site and it falls immediately adjacent to a listed building, as well as being close to the River Trent, which is highly valued for recreation. The landscape of the study area is high value owing to the high landscape and scenic quality and the River Trent as a recreational resource; there is a medium susceptibility to development of the site as although the site is considered to be development within the village context, the village currently has a low density and historic character that needs conserving wherever possible. Overall, this gives a medium landscape sensitivity. The site has a medium visual value, which arises from its role as the setting to a listed building, as well as the intrinsic recreational value of the site's surroundings. There is, however, a low susceptibility of the visual amenity of the study area to development of the site due to the contained nature of the site and this is fed in with the visual value to get an overall low visual sensitivity. | - retain hedgerows and hedgerow trees (on east side of the site) in order to maintain dispersed and rural character of Stoke Lane. |
| 8. Natural | - | Loss of agricultural land grade 3 | Agricultural Land |

| | | | |
|-------------------------------|----|---|--|
| Resources | | and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Site within flood zone 2. Both northern and eastern boundaries of the site influenced by flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding (avoidance over mitigation). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.705 (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic | 0 | No loss of employment/retail/ | |

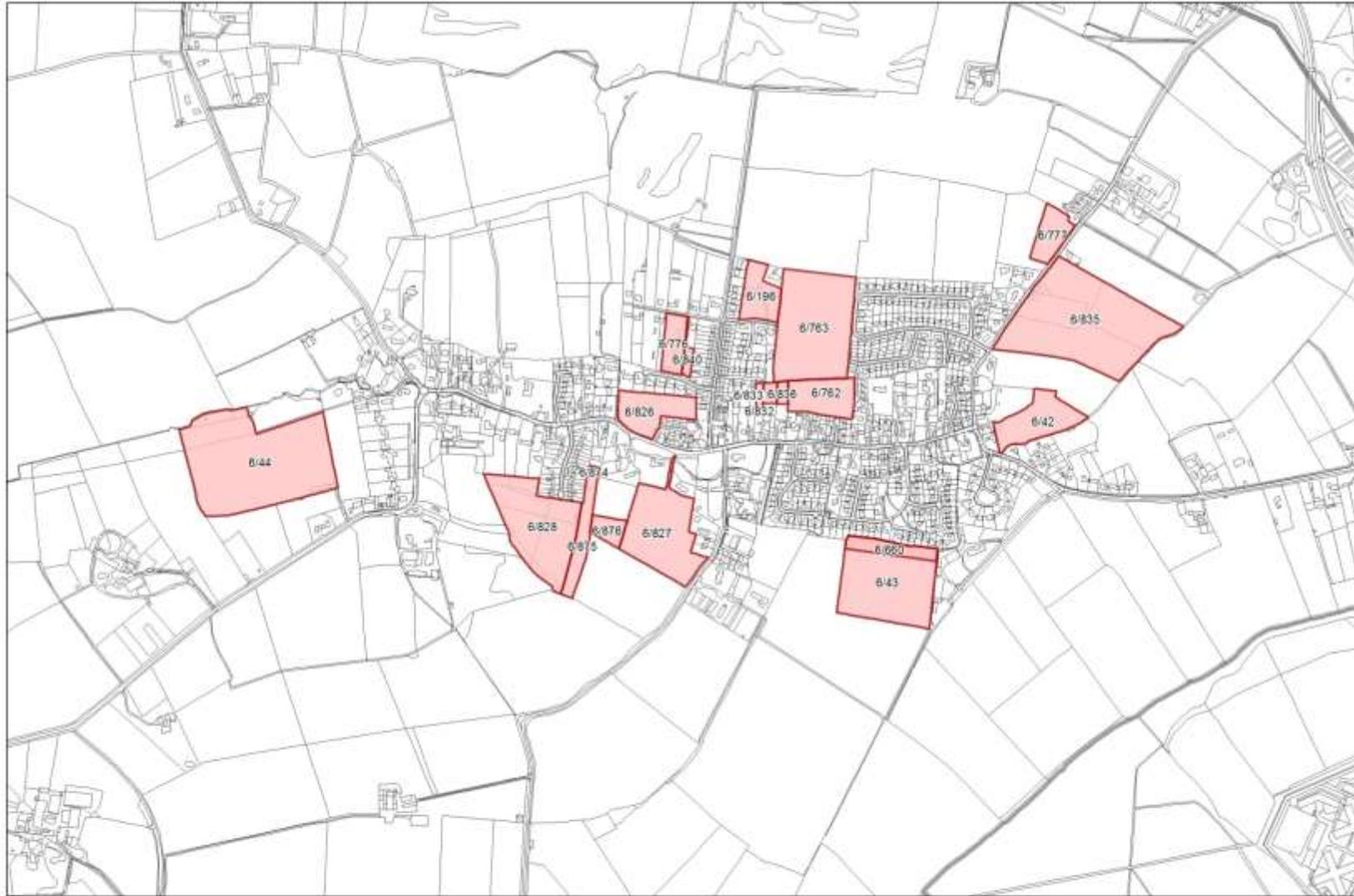
| | | | |
|-----------|--|-----------------|--|
| Structure | | mixed use land. | |
|-----------|--|-----------------|--|

Appendix E7: Woodborough

| | |
|---|-----|
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Map of Reasonable Alternative Sites for Housing in Woodborough

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Sixth Cross, A5011 Hill Park, A5001, Nottingham, NG8 6LU

Woodborough

Reasonable Alternative Sites
Borough Boundary



Site 6/42: Lowdham Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/42 |  | | |
| Site name: | Lowdham Lane | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.41 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 42 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zones 2 and 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 24 mins | 45 mins | 13 mins | |
| Travel time (minutes) to hospital: | 50 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 12 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 27 mins | 41 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 28 mins | 49 mins | 15 mins | |
| Travel time (minutes) to community centre: | 49 mins | 43 mins | 13 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 49 mins | > 60 mins | 28 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 42 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site within 800 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders on eastern side of the site. Unknown biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Score: 59. The site is located in a sensitive position though the position of TPO'd tree groups creates an enclosure which would ensure that development would be retained within the settlement edge with sympathetic design and a landscape buffer beyond the TPO line. | - eastern area of the site to include strategic open space to ensure that potential development does not encroach past existing settlement edge. - extend existing tree line (on north side of the site) in order to ensure |

| | | | |
|----------------------|----|--|---|
| | | | <p>screening from the rural north and west.</p> <p>- extend existing tree line (on south east side of the site) in order to ensure screening from the rural north and west.</p> |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | <p>Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i>. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | -- | <p>Southern boundary influenced by flood zone 3 which is a very small percentage of the site. Southern area of site falls within flood zone 2. The surface water flood risk map indicates there is a high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential</p> |

| | | | |
|-------------------------------|---|---|--|
| | | <p>flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p> | <p>Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |

| | | | |
|------------------------|---|---|--|
| 12. Transport | + | Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/43: Old Manor Farm (Land adj to)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/43 |  | | |
| Site name: | Old Manor Farm (Land adj to) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.61 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 90 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 44 mins | 13 mins | |
| Travel time (minutes) to hospital: | 44 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 12 mins | 11 min | 3 mins | |
| Travel time (minutes) to secondary school: | 21 min | 40 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 22 mins | 48 mins | 15 mins | |
| Travel time (minutes) to community centre: | 43 mins | 49 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 6 mins | 2 mins | |
| Travel time (minutes) to town centre: | 44 mins | > 60 mins | 28 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 90 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of the site would have an impact on the setting of the heritage asset. The site is not adjacent to the Conservation Area, or really visible from the Conservation Area. It is more about the setting of the Conservation Area which is already affected by existing housing development. | A more restrictive amount of development concentrated on the northern part of the site and a less rigid boundary, accompanied by tree planting belts, could reduce the impact on the Conservation Area and create a more natural edge to the village. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a village hall and a primary school with the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 72. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from a high landscape quality and recreational value. Development of the site would add a block of development to the south of the village and disrupt the nestled settlement pattern, in addition it | - southern area of the site to include landscape buffer to ensure potential development does not encroach past existing settlement sight line. - supplement existing vegetated screening aligned with right of way |

| | | | |
|----------------------|----|---|---|
| | | would result in a localised reduction of tranquility and rural character. Giving this high susceptibility to development, it is considered that overall the study area has a high sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site forms a part of the landscape setting of the study area and is a part of long views from the south; therefore the study area is considered to have a medium visual susceptibility to development. | (west and south sides of the site and east side of the adjacent site to the south). |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the | Design of development site needs to include means of dealing with surface water |

| | | | |
|-------------------------------|---|--|---|
| | | Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/44: Bank Hill

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/44 |  | | |
| Site name: | Bank Hill | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 6.12 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 184 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 17 mins | 35 mins | 10 mins | |
| Travel time (minutes) to hospital: | 47 mins | > 60 mins | 26 mins | |
| Travel time (minutes) to primary school: | 15 mins | 20 mins | 6 mins | |
| Travel time (minutes) to secondary school: | 21 min | 34 mins | 10 mins | |
| Travel time (minutes) to leisure centre: | 21 min | 40 mins | 12 mins | |
| Travel time (minutes) to community centre: | 52 mins | 60 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 18 mins | 22 mins | 7 mins | |
| Travel time (minutes) to town centre: | 43 min | > 60 mins | 21 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 184 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area as the site would not relate to the Conservation Area in any way, and would detract from the rural approach to the Woodborough Conservation Area. Foxwood Scheduled Ancient Monument is too far away to be affected by this site. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of a village hall and a primary school within the village. Other community facilities are within public transport travel time. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders on north side of the site. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | - | Score: 75. The site is an arable field which is adjacent to but separate to the settlement edge and Conservation Area of Woodborough. The valley in which the site sits has a strong rural and unspoiled character and is screened from the settlement by a strong vegetated edge, which falls to the east of the site. There is a | - the whole site to include landscape buffer to retain rural character and to prevent urban areas extending past settlement edge. |

| | | | |
|----------------------|----|--|---|
| | | <p>high landscape value given the high scenic quality and number of conservation interests and the fact that the site is separated from the main settlement means that the study area has a high susceptibility to development. Visually, the site has a medium visual value as the setting to the Woodborough Conservation Area, as well as the scheduled monument at Fox Wood. Overall, there is a medium visual sensitivity of the study area to development on the site.</p> | |
| 8. Natural Resources | -- | <p>Loss of agricultural land grade 2 and greenfield land.</p> | <p>Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i>. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | -- | <p>Northern-east boundary influenced by flood zone 3 (very small percentage of site). The surface water flood risk map indicates there is high risk of surface water flooding issue to</p> | <p>Where possible site boundaries should be amended to remove development in the</p> |

| | | | |
|----------------|---|--|---|
| | | <p>the north of the site. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p> | <p>floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and | 0 | Impact of development upon | |

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| Climate Change | | energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Part of the site within 400 m of existing bus stops for 47 (every 30 minutes). Public rights of way through the site. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/196: Ash Grove

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|-----------|---------|--|
| Site ref: | 6/196 | | | |
| Site name: | Ash Grove | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.89 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land and undeveloped land | | | |
| Dwellings capacity: | 12 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 39 mins | 12 mins | |
| Travel time (minutes) to hospital: | 41 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 17 mins | 37 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 18 mins | 44 mins | 13 mins | |
| Travel time (minutes) to community centre: | 39 mins | 56 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 39 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 12 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of the site would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area. | There is limited opportunity for a small amount of development that retains the hedgerow, perhaps one unit (single storey) on garden, mowed land in front of the bungalow on only part of the site. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Part of site is residential garden land and there appears to include a moderately extensive area of woodland. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 41. The site falls at the edge of the village and is already partly developed, with the rest of it being unmanaged scrub. The development of the site will not result in a notable extension to the village edge and visibility will be restricted, especially if the boundary vegetation is maintained and enhanced. Overall, there is a low landscape sensitivity and low visual sensitivity to development of the site. | - strategic planting to the northern boundary of site to ensure screening from a rights of way network - retain and enhance vegetation (on east side of the site) to contain site form potential views from the east |

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| 8. Natural Resources | + | Part of site is residential garden land and part of site is undeveloped land. It is assumed the undeveloped land is on non-agricultural soil. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/660: Land South of Smalls Croft

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/660 |  | | |
| Site name: | Land South of Smalls Croft | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.57 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 15 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 17 mins | 43 mins | 13 mins | |
| Travel time (minutes) to hospital: | 43 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 11 min | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 20 mins | 39 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 21 min | 47 mins | 14 mins | |
| Travel time (minutes) to community centre: | 42 mins | 48 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 5 mins | 5 mins | 2 mins | |
| Travel time (minutes) to town centre: | 43 mins | > 60 mins | 27 mins | |

Sustainability Appraisal Assessment

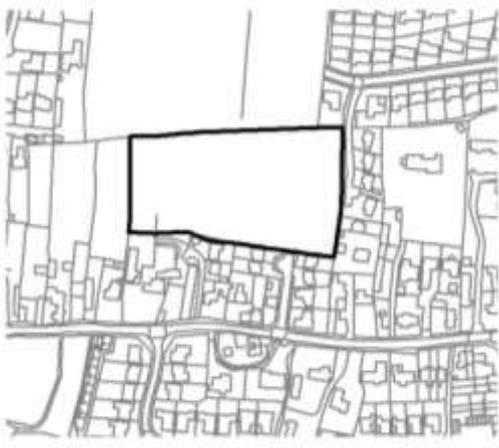
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 15 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of the site would result in a minor impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Adequate protection during construction and design of development to protect trees and minimise any adverse effects. |
| 7. Landscape | 0 | Score: 50. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from the high landscape quality and representativeness. Development of the site would be a coherent extension, at least in landscape terms, to the south of the village and conserve the nestled settlement pattern. Given this low susceptibility to | - mitigation tree and shrub planting (on south side of the adjacent site to the south) to existing rough ground in order to screen views from the rural south. - supplement existing vegetated screening aligned with right of way (on west and south |

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|----------------------|----|---|---|
| | | development, it is considered that overall the study area has a low landscape sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site facilitates views of the wider landscape setting, rather than forming a part of it, but is a part of long views from the south and therefore the study area is considered to have a medium visual susceptibility to development. Overall, there is a low visual sensitivity to development. | sides of the adjacent site to the south). |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding | Design of development site needs to include means of dealing |

| | | | |
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| | | issue. According to the Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | with surface water runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/762: Land at Grimesmoor Farm Shelt Hill (Phase 1)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/762 |  | | |
| Site name: | Land at Grimesmoor Farm Shelt Hill (Phase 1) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.16 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 34 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 39 mins | 12 mins | |
| Travel time (minutes) to hospital: | 39 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 37 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 17 mins | 43 mins | 13 mins | |
| Travel time (minutes) to community centre: | 38 mins | 49 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 3 mins | 3 mins | 1 min | |
| Travel time (minutes) to town centre: | 38 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

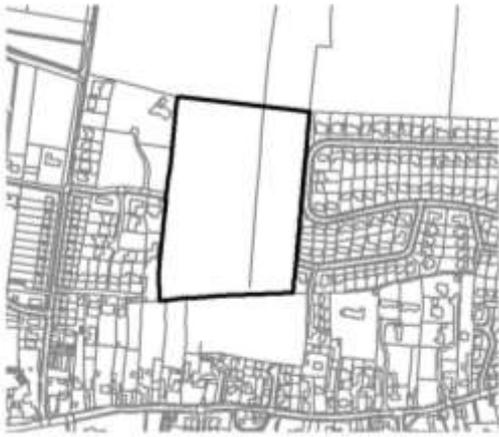
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 34 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. |
| 7. Landscape | 0 | Score: 42. The site falls within a conservation area but is surrounded by existing development on all sides. The site is low quality scrub land, is not viewed from any publicly | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no |

| | | | |
|-------------------------------|----|---|---|
| | | accessible areas and does not contribute to the landscape setting of the village. | mitigation recommendations. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is | |

| | | | |
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| | | dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/763: Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/763 |  | | |
| Site name: | Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.89 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 116 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 28 mins | 49 mins | 15 mins | |
| Travel time (minutes) to hospital: | 54 mins | > 60 mins | 34 mins | |
| Travel time (minutes) to primary school: | 17 mins | 16 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 31 mins | 44 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 32 mins | 53 mins | 16 mins | |
| Travel time (minutes) to community centre: | 53 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 54 mins | > 60 mins | 29 mins | |

Sustainability Appraisal Assessment

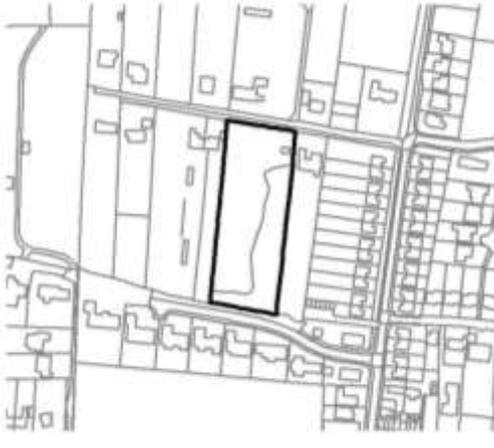
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 116 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Part of the site within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the setting of the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within the site. Would involve loss of existing hedgerows. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure |

| | | | |
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| | | | network and biodiversity. |
| 7. Landscape | 0 | Score: 47. Site falls in between existing built form of the village edge. Any new development would be relatively well screened from the within the village and would be perceived as urban infill. | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |

| | | | |
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| | | guaranteed that does not involve access through Main Street. | |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/776: Land at Broad Close/Private Road

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/776 |  | | |
| Site name: | Land at Broad Close/Private Road | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.61 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 20 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 38 mins | 11 min | |
| Travel time (minutes) to hospital: | 39 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 16 mins | 36 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 16 mins | 43 mins | 13 mins | |
| Travel time (minutes) to community centre: | 37 mins | 55 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 8 mins | 3 mins | |
| Travel time (minutes) to town centre: | 38 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 20 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of natural and semi-natural land. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. |
| 7. Landscape | 0 | Score: 48. The site is currently a private garden with mature vegetation within the context of Woodborough village; it slopes to the south, affording long views across the valley to farmland beyond. The study area has a medium landscape quality, arising mainly from its high landscape quality; however as it is a residential area, it is | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

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| | | considered that the susceptibility to change is low. Overall, there is a low landscape sensitivity to development of the site. There is a low visual value contributed by the site to the study area and the limited views of the site afford a low susceptibility to visual change. Overall, the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

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| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/777: Land on Shelt Hill adj 67

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/777 |  | | |
| Site name: | Land on Shelt Hill adj 67 | | | |
| Locality: | Woodborough | | | |
| Location: | Separated from urban/village boundary | | | |
| Site area: | 0.72 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 32 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 27 mins | 48 mins | 14 mins | |
| Travel time (minutes) to hospital: | 53 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 16 mins | 16 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 30 mins | 40 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 31 mins | 53 mins | 16 mins | |
| Travel time (minutes) to community centre: | 52 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 53 mins | > 60 mins | 29 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 32 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on Woodborough Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of a village hall and a primary school within the village. Other community facilities are within public transport travel time. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | - | Score: 63. Though the site is not highly sensitive it is perceived that any development here would make the shift from rural to urban and therefore set the precedent for development in other areas which may be of greater importance. This affords the site greater consideration and therefore increases its inherent sensitivity. | - enhance hedgerows and supplement with hedgerow trees (on opposite side of Shelt Hill) to screen views from the south. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is |

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| | | | <p><i>demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</i></p> |
| 9. Flooding | -- | <p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p> | <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p> |
| 10. Waste | - | <p>Results in increased household waste.</p> | |
| 11. Energy and Climate Change | 0 | <p>Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency</p> | |

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| | | measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/826: Main Street/Taylor's Croft

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/826 |  | | |
| Site name: | Main Street/ Taylor's Croft | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 1.21 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Importance open space within Conservation Area | | | |
| Dwellings capacity: | 36 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zones 2 and 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | Importance open space within Conservation Area | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 min | 32 mins | 10 mins | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 6 mins | 5 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 31 mins | 9 min | |
| Travel time (minutes) to leisure centre: | 15 mins | 37 mins | 11 min | |
| Travel time (minutes) to community centre: | 36 mins | 54 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 37 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

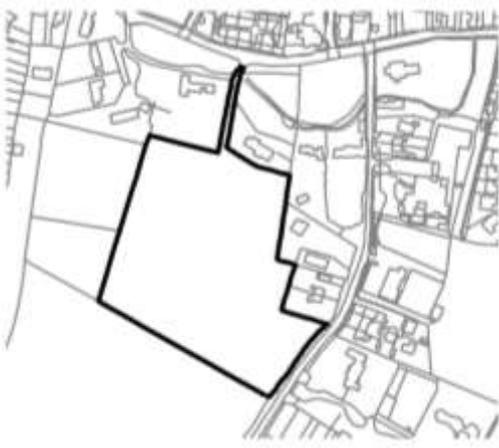
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 36 homes. | |
| 2. Health | -- | Loss of open space. No GP within the village and it is within 30 minutes public transport and cycling time of GP outside the village. | Provision of green space on-site to provide recreational opportunities. |
| 3. Heritage and Design | -- | Major impact on heritage assets, both Conservation Area and Listed Buildings. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Loss of existing open space. | Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Loss of open space. | |
| 9. Flooding | - | South-western boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-western area of the site. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is high risk of surface water flooding on Main Street adjacent to the site. | Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential |

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| | | <p>According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p> | <p>Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | <p>Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this</p> | |

| | | | |
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| | | scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/827: Lingwood Lane (land adj Rose Marie cottage)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/827 |  | | |
| Site name: | Lingwood Lane (land adj Rose Marie cottage) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 2.74 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 82 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Part of site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 39 mins | 12 mins | |
| Travel time (minutes) to hospital: | 39 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 4 mins | 3 mins | 1 min | |
| Travel time (minutes) to secondary school: | 17 mins | 37 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 17 mins | 44 mins | 13 mins | |
| Travel time (minutes) to community centre: | 38 mins | 55 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 9 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 39 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 82 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the heritage asset local interest buildings and Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within the site. Would involve the loss of existing trees. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Score: 56. The site is an undulating field in equestrian use on the edge of the village and Conservation Area of Woodborough. There is a medium landscape value arising from the high landscape quality and representativeness, as well as the scenic quality and recreational value of the area. Given the site's village edge location, the study area has a low susceptibility to | - southern area of the site to include key open space to restrict development from encroaching past settlement edge. - retain small tree group (south east area of the site). |

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| | | development of the site, although there may be a perceived erosion of the settlement edge. Overall, there is a medium landscape sensitivity. In visual terms, there is a low value and a low susceptibility to change arising from the site's visual containment. There is therefore a low visual sensitivity to development of the site. | |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3, however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk |

| | | | |
|-------------------------------|---|--|--------|
| | | problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/828: Park Avenue (land south of)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/828 |  | | |
| Site name: | Park Avenue (land south of) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.05 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 92 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | > 60 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to hospital: | > 60 mins | > 60 mins | 42 mins | |
| Travel time (minutes) to primary school: | > 60 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to secondary school: | > 60 mins | > 60 mins | 27 min | |
| Travel time (minutes) to leisure centre: | > 60 mins | > 60 mins | 42 min | |
| Travel time (minutes) to community centre: | > 60 mins | > 60 mins | 37 mins | |
| Travel time (minutes) to employment zone: | 10 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | > 60 mins | > 60 mins | 36 mins | |

Sustainability Appraisal Assessment

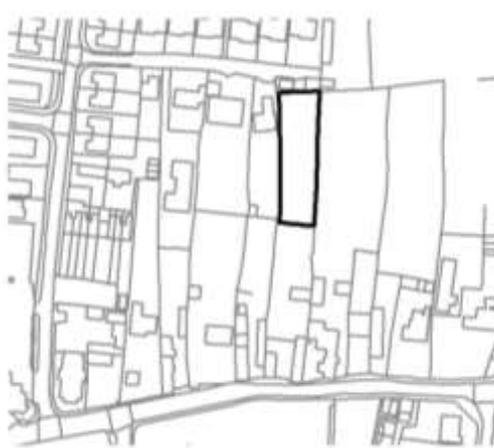
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | ++ | 92 homes. | |
| 2. Health | - | No GP within the village and it is not within 30 minutes public transport time of GP outside the village. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Within 800 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within the site. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | 0 | Score: 53. The site is a sloping field within an urban context, currently used for equestrian purposes. It sits just outside of Woodborough's conservation area and is bounded by TPO'd trees as well as containing a mature TPO'd oak. The positioning of this oak has the potential to make access difficult and reduces the overall viability of the site, as do the line of TPO'd trees to the south of the site. There is a low landscape value within the study area, but | - southern area of the site to include key open space to preserve tree groups and to ensure that development does not encroach up the sloping landform beyond the development edge. - retain as much as mature vegetation as possible (on |

| | | | |
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| | | a medium susceptibility to development as there is the possibility of encroachment over the ridge into open countryside and threat of removal of TPO'd trees. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment within the village setting. Overall, this results in a low visual sensitivity. | north east of the site), specifically the mature Oak covered by Tree Preservation Order. |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the |

| | | | |
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| | | flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/832: 109 Main Street

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/832 |  | | |
| Site name: | 109 Main Street | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.09 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 3 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 min | 37 mins | 11 min | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 6 mins | 5 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 35 min | 10 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 42 mins | 13 mins | |
| Travel time (minutes) to community centre: | 36 mins | 54 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 37 mins | > 60 mins | 25 mins | |

Sustainability Appraisal Assessment

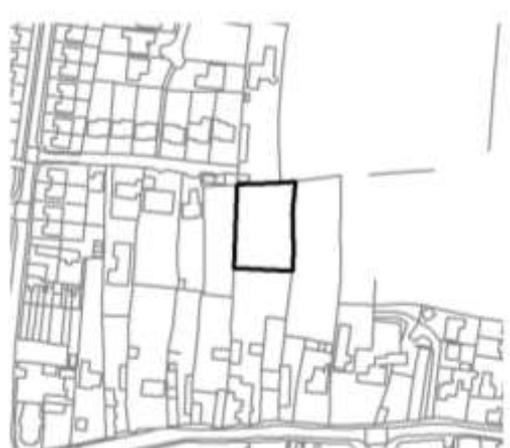
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 3 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of this site would have a major impact on Woodborough Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

| | | | |
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| | | to development of the site. There is a medium visual value contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for | |

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| | | training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/833: 111 Main Street

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/833 |  | | |
| Site name: | 111 Main Street | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.14 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 4 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 min | 37 mins | 11 min | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 5 mins | 5 mins | 1 min | |
| Travel time (minutes) to secondary school: | 15 mins | 35 min | 11 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 42 mins | 13 mins | |
| Travel time (minutes) to community centre: | 36 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 4 mins | 1 min | |
| Travel time (minutes) to town centre: | 37 mins | 85 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | + | 4 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of this site would have a major impact on Woodborough Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

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| | | contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |

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| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |
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Site 6/835: 40 Shelt Hill

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/835 |  | | |
| Site name: | 40 Shelt Hill | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 5.86 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 176 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zones 2 and 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 27 mins | 48 mins | 14 mins | |
| Travel time (minutes) to hospital: | 53 mins | > 60 mins | 33 mins | |
| Travel time (minutes) to primary school: | 16 mins | 15 mins | 5 mins | |
| Travel time (minutes) to secondary school: | 30 mins | 43 mins | 13 mins | |
| Travel time (minutes) to leisure centre: | 31 mins | 52 mins | 16 mins | |
| Travel time (minutes) to community centre: | 52 mins | 49 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 10 mins | 3 mins | |
| Travel time (minutes) to town centre: | 53 mins | > 60 mins | 29 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | ++ | 176 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. | |
| 3. Heritage and Design | -- | The development of this site would result in a major impact on the wider setting and context of the Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of a village hall and a primary school within the village. Other community facilities are within public transport travel time. | |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Tree Preservation Orders within the site. Unknown net biodiversity gain. | Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. |
| 7. Landscape | -- | Score: 87. The site is an important setting to the village conservation area. It consists of well established field patterns and mature vegetation which greatly contribute to the character of the area. Due to the nature of the sloping valley side, views into site are obtained from a wide range of points within the landscape. It is considered that any development within this site would detrimental to the setting | - landscape buffer to the whole site in order to maintain rural character and prevent urban creep to high ground. |

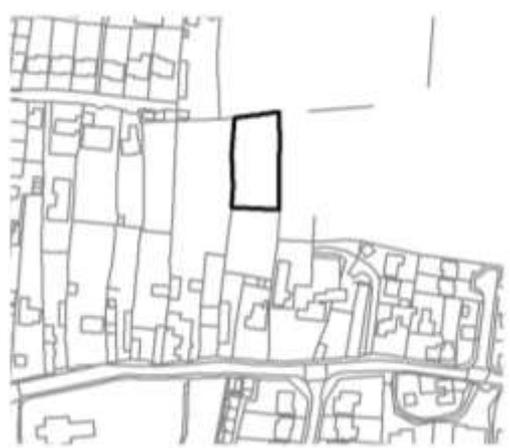
| | | | |
|----------------------|----|---|---|
| | | of Woodborough and damaging to the surrounding rural context. | |
| 8. Natural Resources | -- | Loss of agricultural land grade 2 and greenfield land. | Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | -- | South-eastern boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-eastern area of the site. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations |

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| | | | <p>could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p> |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge | |

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| | | sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/836: Main Street (119)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/836 |  | | |
| Site name: | Main Street (119) | | | |
| Locality: | Woodborough | | | |
| Location: | Within named settlement | | | |
| Site area: | 0.12 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 3 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 12 mins | 38 mins | 11 min | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 6 mins | 5 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 36 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 16 mins | 42 mins | 13 mins | |
| Travel time (minutes) to community centre: | 37 mins | 50 mins | 15 mins | |
| Travel time (minutes) to employment zone: | 4 mins | 4 mins | 1 min | |
| Travel time (minutes) to town centre: | 38 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 3 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of this site would have a major impact on Woodborough Conservation Area. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 51. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however is it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

| | | | |
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| | | contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |

| | | | |
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| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |
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Site 6/840: Plemont

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/840 |  | | |
| Site name: | Plemont | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.14 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 2 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 mins | 37 mins | 11 min | |
| Travel time (minutes) to hospital: | 39 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 6 mins | 6 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 15 mins | 35 mins | 11 mins | |
| Travel time (minutes) to leisure centre: | 16 mins | 42 mins | 13 mins | |
| Travel time (minutes) to community centre: | 37 mins | 54 mins | 16 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to town centre: | 37 mins | > 60 mins | 26 mins | |

Sustainability Appraisal Assessment

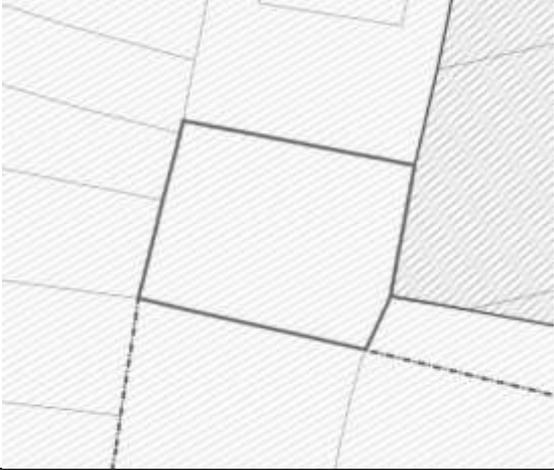
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | + | 2 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | - | The development of this site would result in a minor impact on the Conservation Area if occurring in isolation with one low key building. However, the cumulative impact of developing both this and the adjoining sites would result in the erosion of the green fringe forming the setting of the Conservation Area and the impact would be major. The precedent would be set for other sites to come forward in this area if one small site was allowed. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 45. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its high landscape quality; however is it is a residential area and therefore it is considered that | The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations. |

| | | | |
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| | | the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the to development of the site. There is a low visual value contributed by the site to the study area and the limited views of the site afford a low susceptibility to visual change. Overall, the study area has a low visual sensitivity to development of the site. | |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for | |

| | | | |
|------------------------|---|--|--|
| | | training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/874: Long Meadow Farm (Site A)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/874 |  | | |
| Site name: | Long Meadow Farm (Site A) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 3.05 ha | | | |
| Existing use: | (R) Residential | | | |
| Site commentary: | Residential garden land | | | |
| Dwellings capacity: | 92 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 10 mins | 32 mins | 10 mins | |
| Travel time (minutes) to hospital: | 38 mins | > 60 mins | 29 mins | |
| Travel time (minutes) to primary school: | 6 mins | 7 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 14 mins | 31 mins | 9 mins | |
| Travel time (minutes) to leisure centre: | 15 mins | 37 mins | 11 mins | |
| Travel time (minutes) to community centre: | 44 mins | 56 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 8 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 36 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|---|
| 1. Housing | + | 1 home. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area. The topography of rising land increases the impact here as it would make the development more visually prominent. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | Site is residential garden land. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Score: 45. The site is a sloping field within the village context, with very limited access. It sits just outside of Woodborough's conservation area. There is a low landscape value within the study area and a low susceptibility to development given that the site is infill. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's containment within the village context. Overall, this results in a low visual sensitivity. | The Landscape and Visual Analysis of Potential Development Sites – Addendum (2015) provides no mitigation recommendations. |
| 8. Natural Resources | + | Site is residential garden land so no loss of agricultural land. | |

| | | | |
|-------------------------------|---|---|---|
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/875: Long Meadow Farm (Site B)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/875 |  | | |
| Site name: | Long Meadow Farm (Site B) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.77 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 23 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 18 mins | 43 mins | 13 mins | |
| Travel time (minutes) to hospital: | 43 mins | > 60 mins | 32 mins | |
| Travel time (minutes) to primary school: | 8 mins | 8 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 21 mins | 41 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 22 mins | 48 mins | 14 mins | |
| Travel time (minutes) to community centre: | 49 mins | 59 mins | 18 mins | |
| Travel time (minutes) to employment zone: | 13 mins | 13 mins | 4 mins | |
| Travel time (minutes) to town centre: | 44 mins | > 60 mins | 27 mins | |

Sustainability Appraisal Assessment

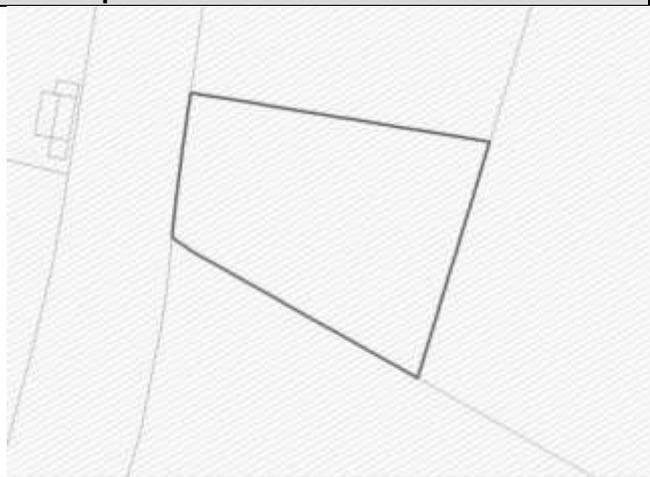
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | ++ | 23 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of natural and semi-natural land. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects. |

| | | | |
|-------------------------------|---|---|---|
| 7. Landscape | - | Score: 66. The site is a thin sloping field which extends from the edge of the village into open countryside. Its southern boundary sits just outside of Woodborough's conservation area and there are TPO'd trees on two of its boundaries. There is a medium landscape value within the study area, but a high susceptibility to development as development of the site would result in a finger of built development extending into the open countryside. Overall, there is a high landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment by landform and vegetation. Overall, this results in a low visual sensitivity. | <ul style="list-style-type: none"> - maintain area (in central-south area of the site) as a landscape buffer to prevent sprawl beyond existing urban boundary. - strategic planting (on north side of the landscape buffer) to mitigate rooflines of proposed development. - off site strategic planting (on east side of the adjacent site to the east) to mitigate rooflines of proposed development |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus | |

| | | | |
|------------------------|---|--|--|
| | | route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Site 6/876: Long Meadow Farm (Site C)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/876 |  | | |
| Site name: | Long Meadow Farm (Site C) | | | |
| Locality: | Woodborough | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 0.38 ha | | | |
| Existing use: | (N) Natural and semi-natural land | | | |
| Site commentary: | Greenfield land | | | |
| Dwellings capacity: | 11 homes | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 2 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 16 mins | 41 mins | 12 mins | |
| Travel time (minutes) to hospital: | 41 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 6 mins | 5 mins | 2 mins | |
| Travel time (minutes) to secondary school: | 19 mins | 39 mins | 12 mins | |
| Travel time (minutes) to leisure centre: | 20 mins | 46 mins | 14 mins | |
| Travel time (minutes) to community centre: | 47 mins | 57 mins | 17 mins | |
| Travel time (minutes) to employment zone: | 11 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 41 mins | > 60 mins | 27 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | ++ | 11 homes. | |
| 2. Health | + | No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space. | |
| 3. Heritage and Design | -- | The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increases the impact here as it would make the development more visually prominent. The site, if developed, would have a major impact on a section of the Conservation Area that is very open in nature. The detached houses set in large gardens along Main Street, combined with the meadow to the north of Main Street, create a zone of greenery in the centre of the settlement that needs protecting from any development to the south. | The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | ++ | Site is within 400 m of a village hall and majority of the site is within 400 m of a primary school within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | Loss of natural and semi-natural land. Unknown net biodiversity gain. | Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in |

| | | | |
|-------------------------------|---|---|---|
| | | | biodiversity gain. |
| 7. Landscape | - | Score: 60. The site is a sloping pastoral field near to but not adjacent to the edge of the village and its Conservation Area. There is a medium landscape value arising from the high landscape quality and representativeness, as well as the scenic quality and recreational value of the area. Given the site's village edge location, but separation from the edge of the village, the study area has a medium susceptibility to development of the site as an individual development cluster. Overall, there is a medium landscape sensitivity. In visual terms, there is a low value and a low susceptibility to change arising from the site's relative visual containment. There is therefore a low visual sensitivity to development of the site. | - retain site as a landscape buffer to prevent the urban edge extending into undeveloped areas of high ground |
| 8. Natural Resources | - | Loss of greenfield land i.e. natural and semi-natural land. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. | An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area). |
| 10. Waste | - | Results in increased household waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |

| | | | |
|------------------------|---|--|--|
| 12. Transport | + | Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive. | |
| 13. Employment | 0 | No loss of jobs. | |
| 14. Innovation | 0 | No loss of opportunity for training or high knowledge sectors. | |
| 15. Economic Structure | 0 | No loss of employment/retail/mixed use land. | |

Sustainability Appraisal Publication Draft

Appendix F: Reasonable Alternative Sites for Employment

Local Planning Document

March 2016

Introduction

Appendix F contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for employment in Carlton and Calverton.

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Appendix F1: Carlton

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| Site 6/21: Arnold Lane (Gedling Colliery) | 5 |

Map of Reasonable Alternative Site for Employment in Carlton

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Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

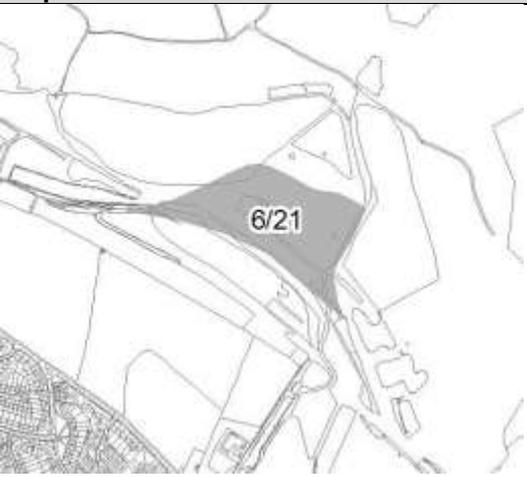
Carlton

-  Reasonable Alternative Sites
-  Borough Boundary



Site 6/21: Arnold Lane (Gedling Colliery)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|---|--|---------|--|
| Site ref: | 6/21 |  | | |
| Site name: | Arnold Lane (Gedling Colliery) | | | |
| Locality: | Carlton | | | |
| Location: | Adjacent PUA | | | |
| Site area: | 5.48 ha | | | |
| Existing use: | (Y) Landfill Waste Disposal | | | |
| Site commentary: | Part of Strategic location identified in the Aligned Core Strategy for residential and employment development | | | |
| Employment use: | B1 to B8 | | | |
| Brownfield/greenfield: | Predominately brownfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site does not fall within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 14 mins | 18 mins | 5 mins | |
| Travel time (minutes) to hospital: | 32 mins | 50 mins | 15 mins | |
| Travel time (minutes) to primary school: | 8 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 9 mins | 11 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 31 mins | 27 mins | 8 mins | |
| Travel time (minutes) to community centre: | 15 mins | 23 mins | 7 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 9 mins | 3 mins | |
| Travel time (minutes) to town centre: | 17 mins | 33 mins | 10 mins | |

Sustainability Appraisal Assessment

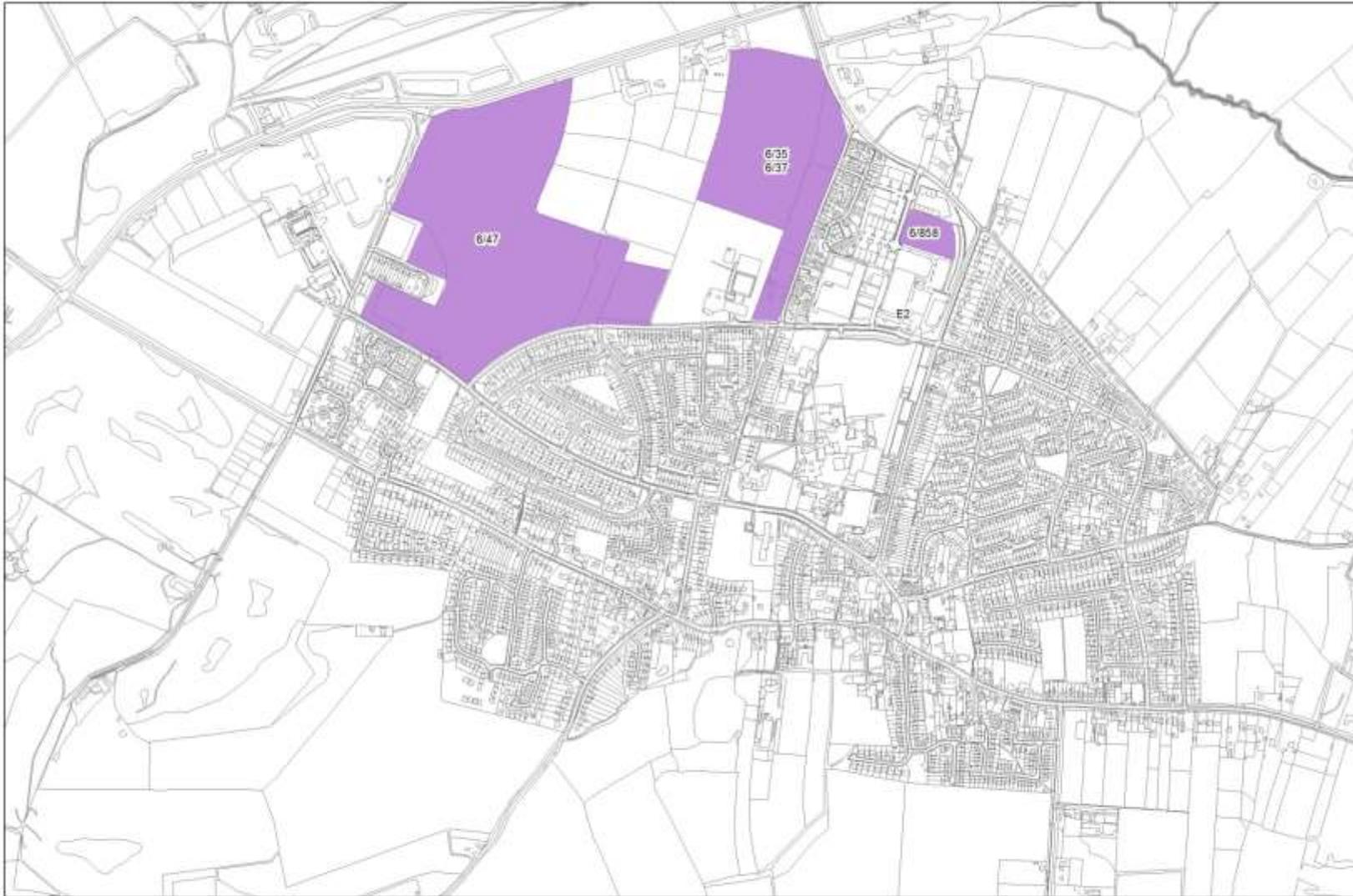
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|---|
| 1. Housing | 0 | Site would not provide any new homes. | |
| 2. Health | + | Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Gedling Country Park. | |
| 3. Heritage and Design | - | The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site. | Glebe Farm has potential for conversion for another use. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | - | Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities. | Contributions to improve access to community facility provision or provide new provision on site. |
| 6. Environment, Biodiversity and Green Infrastructure | -- | Local Wildlife Site within the site. Site adjacent to Gedling Country Park. Unknown net biodiversity gain. | Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | 0 | Not assessed as site is allocated as a strategic location | |

| | | | |
|-------------------------------|----|---|--|
| | | in the Aligned Core Strategy. | |
| 8. Natural Resources | + | The site is former colliery and is predominately brownfield site. | |
| 9. Flooding | - | Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. | Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties. |
| 10. Waste | - | Results in increased commercial waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Site not within 400 m of existing bus stops. However Gedling Access Road is required to serve the site which would connect the existing transport network to the site. Thus this scores a minor positive. | Ensure there is good accessibility from existing transport network to the site. |
| 13. Employment | ++ | Would provide new buildings for employment uses and create new jobs. | |
| 14. Innovation | ++ | Site would provide opportunity for training and high knowledge sectors i.e. office based. | |
| 15. Economic Structure | ++ | Site would provide new employment land. | |

Appendix F2: Calverton

| | |
|---|----|
| Map of Reasonable Alternative Sites for Employment in Calverton | 9 |
| Site 6/35 and 6/37: Long Acre Lodge/Mansfield Lane (Flatts Hill)..... | 10 |
| Site 6/47: Park Road/Hollinwood Lane..... | 14 |
| Site 6/858: Hoyle Road Calverton Business Park (Land)..... | 18 |

Map of Reasonable Alternative Sites for Employment in Calverton



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Nottinghamshire, NG8 6LJ

Calverton

Reasonable Alternative Sites
Borough Boundary



Site 6/35 and 6/37: Long Acre Lodge/Mansfield Lane (Flatts Hill)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/35 and 6/37 |  | | |
| Site name: | Long Acre Lodge/Mansfield Lane (Flatts Hill) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 10.19 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Employment use: | B1 to B8 | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 8 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 33 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 9 mins | 10 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 12 mins | 15 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 13 mins | 16 mins | 5 mins | |
| Travel time (minutes) to community centre: | 39 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 6 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

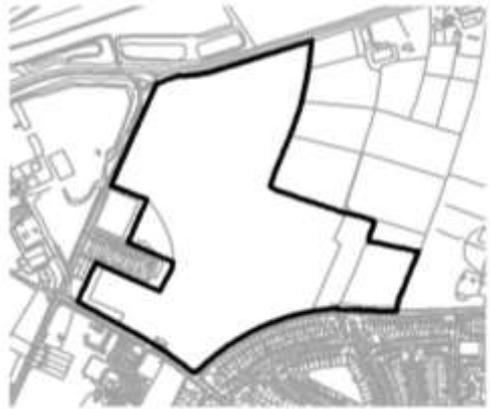
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | 0 | Site would not provide any new homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. | |
| 3. Heritage and Design | - | For part of the site, the development would result in a small impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton. | Reduce or green the edge of site nearest the farmstead. |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Part of site within 400 m of community facilities within the village. Site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | - | See SA assessment for 6/35 (scored 71) and 6/37 (scored 0). | - northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape. - mitigation tree |

| | | | |
|----------------------|---|--|--|
| | | | <p>and shrub planting to ridge line.</p> <ul style="list-style-type: none"> - enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site. - enhanced hedgerows to boundary at Flatts Lane (on north east side of the site). |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is no significant surface water flooding issue.</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible</p> |

| | | | |
|-------------------------------|----|---|--|
| | | | mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. |
| 10. Waste | - | Results in increased commercial waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops for Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). It is assumed that most new employees would be living in the village. It would be difficult for employees living outside Calverton to travel directly to work via bus unless they live in Nottingham City, Arnold, Lambley, Woodborough, Oxton and Lowdham. Thus this scores a minor positive. | |
| 13. Employment | ++ | Would provide new buildings for employment uses and create new jobs. | |
| 14. Innovation | ++ | Site would provide opportunity for training and high knowledge sectors i.e. office based. | |
| 15. Economic Structure | ++ | Site would provide new employment land. | |

Site 6/47: Park Road/Hollinwood Lane

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/47 |  | | |
| Site name: | Park Road/ Hollinwood Lane | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 21.64 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Employment use: | B1 to B8 | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Part of site within flood zone 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 13 mins | 20 mins | 6 mins | |
| Travel time (minutes) to hospital: | 32 mins | > 60 mins | 30 mins | |
| Travel time (minutes) to primary school: | 13 mins | 12 mins | 4 mins | |
| Travel time (minutes) to secondary school: | 18 mins | 17 mins | 5 mins | |
| Travel time (minutes) to leisure centre: | 18 mins | 19 mins | 6 mins | |
| Travel time (minutes) to community centre: | 21 mins | > 60 mins | 20 mins | |
| Travel time (minutes) to employment zone: | 12 mins | 11 mins | 3 mins | |
| Travel time (minutes) to town centre: | 25 mins | > 60 mins | 23 mins | |

Sustainability Appraisal Assessment

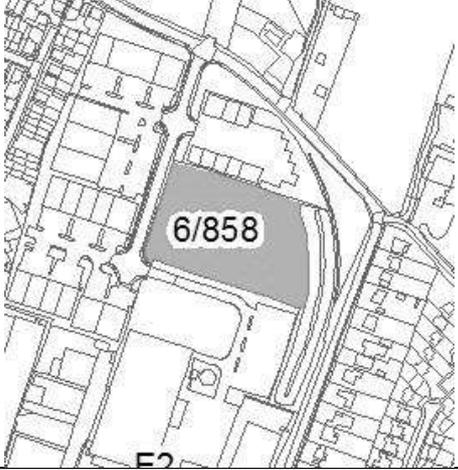
| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|--|--|
| 1. Housing | 0 | Site would not provide any new homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of several recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site is located a significant distance from heritage assets. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a village hall, a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | - | No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain. | Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| 7. Landscape | -- | Score: 80. The site is an open rolling agricultural field on the village edge. Landform is a key feature with slopes away from the village partly screening the village from the rural surroundings. There is a high susceptibility to development on this site owing to the landform, with new development forming a clear extension of the settlement into countryside and visibly increasing the scale of the | - majority area (from north west to central) of the site to include landscape buffer to sloping ground to retain rural landscape to the north and to prevent urban sprawl. - mitigation planting top of |

| | | | |
|----------------------|---|--|--|
| | | <p>village as viewed from the north. Overall, the study area has a high landscape sensitivity to new development in this location. Visually, the site is very open and forms a key part of the landscape setting of the village and of the rights of way surrounding it. Overall, the study area is considered to have a medium visual sensitivity to development on the site.</p> | <p>ridge to screen views from north and west.</p> <ul style="list-style-type: none"> - enhance existing screening (on the west side of the side). - strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road). - enhance boundary planting and hedgerows to define and provide screening to rights of way and Oxton Road (and Hollinwood Lane and north east side of the site). |
| 8. Natural Resources | - | <p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p> | <p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> |
| 9. Flooding | - | <p>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface</p> | <p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential</p> |

| | | | |
|-------------------------------|----|---|--|
| | | water route that runs across the site. | <p>Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</p> |
| 10. Waste | - | Results in increased commercial waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Although site adjacent to bus route for Calverton Connection (every 15 minutes), part of the site is within 400 m of existing bus stops. Public rights of way through the site. | Improve accessibility to existing transport network. |
| 13. Employment | ++ | Would provide new buildings for employment uses and create new jobs. | |
| 14. Innovation | ++ | Site would provide opportunity for training and high knowledge sectors i.e. office based. | |
| 15. Economic Structure | ++ | Site would provide new employment land. | |

Site 6/858: Hoyle Road Calverton Business Park (Land)

Sustainability Schedule

| Site Details | | Site Map | | |
|--|--|--|---------|--|
| Site ref: | 6/858 |  | | |
| Site name: | Hoyle Road Calverton Business Park (Land) | | | |
| Locality: | Calverton | | | |
| Location: | Adjacent named settlement | | | |
| Site area: | 1.02 ha | | | |
| Existing use: | (A) Agricultural land | | | |
| Site commentary: | Greenfield land | | | |
| Employment use: | B1 to B8 | | | |
| Brownfield/greenfield: | Greenfield site | | | |
| Environmental Characteristics | | | | |
| Flood risk: | Not within flood zone 2 or 3 | | | |
| Agricultural land: | Grade 3 | | | |
| Open space network: | No open space within the site | | | |
| Sites of Special Scientific Interest: | No Site of Special Scientific Interest within the site | | | |
| Local Wildlife Sites: | No Local Wildlife Site within the site | | | |
| Local Nature Reserves: | No Local Nature Reserve within the site | | | |
| Ancient Woodland: | No Ancient Woodland within the site | | | |
| Air quality: | No Air Quality Management Area within the site | | | |
| Green Belt: | Site falls within the Green Belt | | | |
| Greenwood Community Forest: | Site falls within the Greenwood Community Forest | | | |
| Historic Characteristics | | | | |
| Listed Buildings: | No Listed Buildings within the site | | | |
| Conservation Areas: | Site is not within a Conservation Area | | | |
| Registered Parks & Gardens: | Site does not fall within a Registered Park and Garden | | | |
| Scheduled Ancient Monuments: | Site does not contain a Scheduled Ancient Monument | | | |
| Local interest buildings: | No local interest buildings within the site | | | |
| Accessibility | | | | |
| | Public transport | Walking | Cycling | |
| Travel time (minutes) to GP: | 11 mins | 13 mins | 4 mins | |
| Travel time (minutes) to hospital: | 35 mins | > 60 mins | 31 mins | |
| Travel time (minutes) to primary school: | 11 mins | 11 mins | 3 mins | |
| Travel time (minutes) to secondary school: | 10 mins | 10 mins | 3 mins | |
| Travel time (minutes) to leisure centre: | 10 mins | 9 mins | 3 mins | |
| Travel time (minutes) to community centre: | 37 mins | > 60 mins | 21 mins | |
| Travel time (minutes) to employment zone: | 7 mins | 7 mins | 2 mins | |
| Travel time (minutes) to town centre: | 28 mins | > 60 mins | 24 mins | |

Sustainability Appraisal Assessment

| SA Objectives | Score | Commentary notes | Ideas for mitigation |
|---|-------|---|--|
| 1. Housing | 0 | Site would not provide any new homes. | |
| 2. Health | + | Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of two recreational open spaces. | |
| 3. Heritage and Design | 0 | No effect as the site is located a significant distance from heritage assets. | |
| 4. Crime | 0 | Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. | |
| 5. Social | + | Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village. | |
| 6. Environment, Biodiversity and Green Infrastructure | 0 | No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. | |
| 7. Landscape | 0 | Not assessed due to site within the built up area. | |
| 8. Natural Resources | - | Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. | Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. |
| 9. Flooding | 0 | Does not fall within flood zone 2 | |

| | | | |
|-------------------------------|----|---|--|
| | | or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. | |
| 10. Waste | - | Results in increased commercial waste. | |
| 11. Energy and Climate Change | 0 | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. | |
| 12. Transport | + | Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). It is assumed that most new employees would be living in the village. It would be difficult for employees living outside Calverton to travel directly to work by bus unless they live in Arnold and Nottingham City. Thus this scores a minor positive. | |
| 13. Employment | ++ | Would provide new buildings for employment uses and create new jobs. | |
| 14. Innovation | ++ | Site would provide opportunity for training and high knowledge sectors i.e. office based. | |
| 15. Economic Structure | ++ | Site would provide new employment land. | |

Sustainability Appraisal Publication Draft

Appendix G: Appraisal of Development Management Policies

Local Planning Document

March 2016

Introduction

Appendix G provides the full detailed findings of the SA assessment of the 61 development management policies contained in Part A of the Local Planning Document. The recommendations and the outcome of the recommendations are also provided.

The SA Framework used in the SA assessment is included in **Appendix A**.

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Climate Change, Flood Risk and Water Management

- Policy LPD1: Wind Turbines
- Policy LPD2: Other Renewable Energy Schemes
- Policy LPD3: Managing Flood Risk
- Policy LPD4: Surface Water Management
- Policy LPD5: Managing Water Quality
- Policy LPD6: Aquifer Protection

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| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|---|--|--|
| 1. Housing | LPD1 | 0 | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent | <p>Whilst siting of wind turbines may mean the potential to develop housing on those sites could be restricted in the longer term, this is difficult to assess and unlikely to cause any particular impact. For Policy LPD2, the impact is dependent on the specific size and nature of the energy schemes. Renewable energy schemes can be worked up to provide renewable energy as part of residential schemes and may make homes more affordable through lower running costs. Thus both policies LPD1 and LPD2 score neutral. Restricting the supply of land for housing could reduce housing supply, thus a minor negative score for Policies LPD3 and LPD4. It is considered that the remainder of the policies LPD5 and LPD6 would have a neutral impact on housing supply.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing, with the exception of Policies LPD3 and LPD4 which they score a minor negative. It is considered the effect of Policies LPD3 and LPD4 would be long term and permanent.</p> |
| | LPD2 | 0 | | |
| | LPD3 | - | | |
| | LPD4 | - | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 2. Health | LPD1 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health.</p> |
| | LPD2 | 0 | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|--|
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 3. Heritage and Design | LPD1 | + | <ul style="list-style-type: none"> Borough wide / rural countryside Long term Permanent | <p>Policies LPD1 and LPD2 include a criterion for the protection of the historic environment. The policies allow proposals for wind turbines and renewable energy schemes to be granted planning permission where they are acceptable in terms of the historic environment. Thus they score a minor positive. Policies LPD3 to LPD6 relates to water management which would not impact on heritage and local character.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with the exception of Policies LPD1 and LPD2 which they score a minor positive. It is considered the effect of Policies LPD1 and LPD2 would be long term and permanent.</p> |
| | LPD2 | + | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 4. Crime | LPD1 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime.</p> |
| | LPD2 | 0 | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 5. Social | LPD1 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on existing cultural assets and would not improve access to community activities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues.</p> |
| | LPD2 | 0 | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD1 | ? | <ul style="list-style-type: none"> Borough wide / rural countryside | <p>Policies LPD1 and LPD2 allow proposals for wind turbines and renewable energy schemes to be granted planning permission where they are acceptable in terms of ecology and biodiversity. These schemes are most likely to be in rural areas. Policy LPD4 allows measures as such Sustainable</p> |
| | LPD2 | ? | | |
| | LPD3 | 0 | | |
| | LPD4 | + | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|----------------------|--|------------------------------|--|
| | LPD5 LPD6 | ++ 0 | <ul style="list-style-type: none"> • Long term • Permanent <p>Drainage Systems which would help biodiversity. Policy LPD5 would have an effect on biodiversity and environment, thus this scores a major positive. Policies LPD3 and LPD6 relates to water management which would not impact on the natural environment.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the natural environment. The effect of Policies LPD1 and LPD2 is uncertain as it depends on the proposals. The effect of Policies LPD4 and LPD5 is positive and it is considered the effect would be long term and permanent.</p> |
| 7. Landscape | LPD1 LPD2 LPD3 LPD4 LPD5 LPD6 | ? ? 0 0 0 0 | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent <p>Policies LPD1 and LPD2 allow proposals for wind turbines and renewable energy schemes to be granted planning permission where they are acceptable in terms of landscape and visual effects. These schemes are most likely to be in rural areas. Policies LPD3 to LPD6 relates to water management which would not impact on the landscape and visual amenity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape, with the exception of Policies LPD1 and LPD2 where the effect is uncertain as it depends on the proposals.</p> |
| 8. Natural Resources | LPD1 LPD2 LPD3 LPD4 LPD5 LPD6 | + + 0 + ++ ++ | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent <p>While policies LPD1 and LPD2 (wind turbines and renewable energy schemes) would help to prevent an increase in air pollution, the impact depends on the design, layout and location of the wind turbines and renewable energy schemes as they could have some impact on natural resources such as loss of greenfield land to development, thus they score a minor positive. Policy LPD3 relates to flood risk so this scores a neutral. Policy LPD4 helps to conserve water through Sustainable Drainage Systems. Policies LPD5 and LPD6 would help to prevent pollution to water quality and contamination in groundwater.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the natural resources. It is considered the effect would be long term and</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|---|
| | | | | permanent. |
| 9. Flooding | LPD1 | 0 | <ul style="list-style-type: none"> Borough wide / rural countryside Long term Permanent | <p>Policies LPD1 and LPD2 relate to wind turbines and renewable energy schemes so they score a neutral. Policies LPD3 and LPD4 meet the SA objective – they would minimise flood risk. Policies LPD5 and LPD6 relate to water quality and contamination in groundwater so they score a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding, with the exception of Policies LPD3 and LPD4 which they score a major positive. It is considered the effect of Policies LPD3 and LPD4 would be long term and permanent.</p> |
| | LPD2 | 0 | | |
| | LPD3 | ++ | | |
| | LPD4 | ++ | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 10. Waste | LPD1 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p> |
| | LPD2 | 0 | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 11. Energy and Climate Change | LPD1 | ++ | <ul style="list-style-type: none"> Borough wide / rural countryside Long term Permanent | <p>Policies LPD1 and LPD2 meet the SA objective – they would support the generation and use of renewable energy because they relate to wind turbines and renewable energy schemes. Policies LPD3 to LPD6 relate to water management so they score a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change, with the exception of Policies LPD1 and LPD2 which they score a major positive. It is considered the effect of Policies LPD1 and LPD2 would be long term and permanent.</p> |
| | LPD2 | ++ | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 12. Transport | LPD1 | 0 | <ul style="list-style-type: none"> Borough wide / rural countryside Long term | <p>Policy LPD1 relates to wind turbine which would not require a volume of traffic so this scores a neutral. Policy LPD2 refers to proposals granted planning permission where they are acceptable in terms of vehicular access and traffic. Policies LPD3 to LPD6 relates to water management so they score a neutral.</p> |
| | LPD2 | 0 | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|---|---|
| | LPD6 | 0 | <ul style="list-style-type: none"> Permanent | Overall, there is a neutral effect in relation to the cumulative impact on transport. |
| 13. Employment | LPD1 | ++ | <ul style="list-style-type: none"> Borough wide / rural countryside Short term Temporary | <p>Policies LPD1 and LPD2 (wind turbines and renewable energy schemes) would increase the diversity and quality of jobs depending on the schemes. These jobs are likely to be short and temporary for the construction of the schemes. Policies LPD3 to LPD6 relates to water management so they score a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD1 and LPD2 which they score a minor positive. As explained above, it is considered the effect of Policies LPD1 and LPD2 would be short term and temporary.</p> |
| | LPD2 | ++ | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 14. Innovation | LPD1 | ++ | <ul style="list-style-type: none"> Borough wide / rural countryside Short term Temporary | <p>Policies LPD1 and LPD2 (wind turbines and renewable energy schemes) would increase the qualification and types of job depending on the schemes. These jobs are likely to be short and temporary for the construction of the schemes. Policies LPD3 to LPD6 relates to water management so they score a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation, with the exception of Policies LPD1 and LPD2 where they score a major positive. As explained above, it is considered the effect of Policies LPD1 and LPD2 would be short term and temporary.</p> |
| | LPD2 | ++ | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |
| 15. Economic Structure | LPD1 | ++ | <ul style="list-style-type: none"> Borough wide / rural countryside Long term Permanent | <p>Policies LPD1 and LPD2 (wind turbines and renewable energy schemes) relate to new technologies which are rapidly changing and would provide the required infrastructure to generate renewable energy. Policies LPD3 to LPD6 relates to water management so they score a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure, with the exception of Policies LPD1 and LPD2 which they score a major positive. It is considered the effect of Policies LPD1 and LPD2</p> |
| | LPD2 | ++ | | |
| | LPD3 | 0 | | |
| | LPD4 | 0 | | |
| | LPD5 | 0 | | |
| | LPD6 | 0 | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---|-------|----------------------|-----------------------------------|
| | | | would be long term and permanent. |
| Recommendations: <ul style="list-style-type: none"> • None. | | | |
| Outcome: <ul style="list-style-type: none"> • No change. | | | |

Environmental Protection

- Policy LPD7 Contaminated Land
- Policy LPD8 Unstable Land
- Policy LPD9 Hazardous Substances
- Policy LPD10 Pollution
- Policy LPD11 Air Quality

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|--|
| 1. Housing | LPD7 | - | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policies LPD7 to LPD9 could restrict the supply of land for housing, thus score a minor negative. It is considered that Policies LPD10 and LPD11 would have no impact on housing supply.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on housing. Depending on the condition of the sites or the proposals, it is considered the effect of Policies LPD7 to LPD9 would be long term and permanent.</p> |
| | LPD8 | - | | |
| | LPD9 | - | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 2. Health | LPD7 | 0 | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent | <p>It is considered that the policies do not improve access to health services or increase the opportunities for recreational physical activity. It is considered that Policy LPD11 can have beneficial effect on health inequalities and benefits to physical activity (active travel).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health, with the exception of Policy LPD11 which scores a major positive. It is considered the effect of Policy LPD11 would be long term and permanent.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | ++ | | |
| 3. Heritage and Design | LPD7 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD10 allows proposals which would not result in unacceptable harm to the historic environment, thus this scores a minor positive. It is considered that the remainder of the policies would have no significant impact on heritage and local character.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | + | | |
| | LPD11 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|--|---|
| | | | | Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with the exception of Policy LPD10 which scores a minor positive. It is considered the effect of Policy LPD10 would be long term and permanent. |
| 4. Crime | LPD7 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 5. Social | LPD7 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on existing cultural assets and would not improve access to community activities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD7 | ? | <ul style="list-style-type: none"> Borough wide / Colwick Industrial Estate Long term Permanent | <p>Policy LPD7 requires remediation of a site which could result in wildlife-rich sites being destroyed, although this is normally a precursor to some other development. Thus this policy scores an uncertain effect as it depends on particular circumstances. Policy LPD9 (hazardous substances) precludes development involving hazardous substances if it would result in the natural environment being put to unacceptable risk. Policy LPD10 restricts polluting development so enhances the natural environment. Policy LPD8 relates to unstable land and Policy LPD11 relates to air quality so they have no direct impact on the natural environment, thus they score a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the natural environment. The effect of Policy LPD7 is uncertain as it depends on particular circumstances. The effect of Policies LPD9 and LPD10 is positive and it is considered the effect would be long term and permanent.</p> |
| | LPD8 | 0 | | |
| | LPD9 | ++ | | |
| | LPD10 | + | | |
| | LPD11 | 0 | | |
| 7. Landscape | LPD7 | 0 | <ul style="list-style-type: none"> Borough wide | <p>Policy LPD10 ensures development avoids unacceptable harm to the character of the landscape. It is considered that the remainder of the policies</p> |
| | LPD8 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|---|
| | LPD9 | 0 | / rural countryside <ul style="list-style-type: none"> • Long term • Permanent | would not cause a significant direct impact on the landscape or visual amenity. Overall, there is a neutral effect in relation to the cumulative impact on the landscape, with the exception of Policy LPD10 which scores a major positive. It is considered the effect of LPD10 would be long term and permanent. |
| | LPD10 | ++ | | |
| | LPD11 | 0 | | |
| 8. Natural Resources | LPD7 | ++ | • Borough wide / Colwick Industrial Estate <ul style="list-style-type: none"> • Long term • Permanent | Policy LPD7 relates to land already contaminated so would result in an improvement, thus this scores a major positive. Policy LPD8 relates to unstable land so this scores a neutral. Policy LPD9 (hazardous substances) precludes development involving hazardous substances if it would result in the natural resources being put to unacceptable risk. Policy LPD10 ensures development avoids unacceptable harm to the natural environment. Policy LPD11 relates to air quality mainly caused by 'tail-pipe' emissions from vehicles so this scores a major positive. Overall, there is a positive effect in relation to the cumulative impact on the natural resources. It is considered the effect would be long term and permanent. |
| | LPD8 | 0 | | |
| | LPD9 | ++ | | |
| | LPD10 | ++ | | |
| | LPD11 | ++ | | |
| 9. Flooding | LPD7 | 0 | • No effect | It is considered that the policies would have no significant impact on flooding. Overall, there is a neutral effect in relation to the cumulative impact on flooding. |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 10. Waste | LPD7 | 0 | • No effect | It is considered that the policies would have no significant impact on waste recovery. Overall, there is a neutral effect in relation to the cumulative impact on the waste. |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 11. Energy and Climate Change | LPD7 | 0 | • Borough wide | Policies LPD10 (pollution) and LPD11 (air quality) would encourage renewable energy and reduce climate change. It is considered that the |
| | LPD8 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------|-------|---|--|--|
| | LPD9 | 0 | <ul style="list-style-type: none"> • Long term • Permanent | <p>remainder of the policies would have no significant impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change, with the exception of Policies LPD10 and LPD11 which score a major positive. It is considered the effect of Policies LPD1 and LPD2 would be long term and permanent.</p> |
| | LPD10 | + | | |
| | LPD11 | + | | |
| 12. Transport | LPD7 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD11 relates to air quality mainly caused by 'tail-pipe' emissions from vehicles and encourages alternative modes of transport. It is considered that the remainder of the policies would have no significant impact on existing transport infrastructure or encourage alternative modes of transport that minimises the impact on the environment.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on transport, with the exception of Policy LPD11 where it scores a major positive. It is considered the effect of Policy LPD11 would be long term and permanent.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | + | | |
| 13. Employment | LPD7 | - | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policies LPD7 and LPD8 restrict the availability of land for employment uses and score a minor negative. Policies LPD9 to LPD11 could possibly restrict some employment uses that generate high pollution level, thus they score a minor negative.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on employment. Depending on the locations and details of proposals, it is considered the effect would be long term and permanent.</p> |
| | LPD8 | - | | |
| | LPD9 | - | | |
| | LPD10 | - | | |
| | LPD11 | - | | |
| 14. Innovation | LPD7 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on qualification or type of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | LPD8 | 0 | | |
| | LPD9 | 0 | | |
| | LPD10 | 0 | | |
| | LPD11 | 0 | | |
| 15. Economic | LPD7 | - | <ul style="list-style-type: none"> • Borough wide | <p>Policies LPD7 and LPD8 restrict the availability of land for employment uses</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|--|-------|---|--|--|
| Structure | LPD8 | - | <ul style="list-style-type: none"> • Long term • Permanent | <p>and score a minor negative. Policies LPD9 to LPD11 could possibly restrict some employment uses that generate high pollution level, thus they score a minor negative.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on economic structure. Depending on the locations and details of proposals, it is considered the effect would be long term and permanent.</p> |
| | LPD9 | - | | |
| | LPD10 | - | | |
| | LPD11 | - | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • None. | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • No change. | | | | |

Green Belt

- Policy LPD12: Reuse of Buildings within the Green Belt
- Policy LPD13: Extensions to Buildings within the Green Belt
- Policy LPD14: Replacement of Buildings within the Green Belt
- Policy LPD15: Infill Development within the Green Belt
- Policy LPD16: Safeguarded Land
- Policy LPD17: Homes for Rural Workers

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| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|---|---|---|
| 1. Housing | LPD12 | + | <ul style="list-style-type: none"> • Green Belt / safeguarded land • Long term • Permanent | <p>There is reference to the re-use of buildings for residential purposes, in particular for rural workers, in part (b) of Policy LPD12. Policy LPD17 provides homes for rural workers and ensures the property is occupied by rural workers. Thus both policies LPD12 and LPD17 score a minor positive. For Policies LPD13 and LPD14, extensions to buildings and the replacement of buildings within the Green Belt help existing stock meet housing needs. Policy LPD15 allows for infill development which could include the provision of new housing. Thus they all score minor positive. Policy LPD16 relates to safeguarded land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period so there would be no impact on current supply of housing. This scores a neutral as it is assumed that houses would be constructed on safeguarded land until after the plan period (i.e. 2028).</p> <p>Overall, there is a positive effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.</p> |
| | LPD13 | + | | |
| | LPD14 | + | | |
| | LPD15 | + | | |
| | LPD16 | 0 | | |
| | LPD17 | + | | |
| 2. Health | LPD12 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|---|---|
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 3. Heritage and Design | LPD12 | + | <ul style="list-style-type: none"> • Green Belt • Long term • Permanent | <p>Policy LPD12 (b) (ii) refers to heritage assets and Policy LPD12 (b) (iv) refers to design so Policy LPD12 scores a minor positive. Policies LPD13 and LPD14 relating to extensions to buildings and the replacement of buildings within the Green Belt refers to conserving any historic significance the building may have. Policy LPD15 relating to infill development within the Green Belt refers the need for development to be in keeping with surrounding character.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on heritage and design. It is considered the effect would be long term and permanent.</p> |
| | LPD13 | ++ | | |
| | LPD14 | ++ | | |
| | LPD15 | ++ | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 4. Crime | LPD12 | 0 | <ul style="list-style-type: none"> • Rural homes in Green Belt • Long term • Permanent | <p>It is considered that the policies would have no significant impact on crime and fear of crime, except for the policy on rural workers because this would reduce crime on site.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime, with the exception of Policy LPD17 which scores a minor positive.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | + | | |
| 5. Social | LPD12 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on existing cultural assets and would not improve access to community activities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD12 | 0 | <ul style="list-style-type: none"> • Green Belt • Long term • Permanent | <p>For the re-use or replacement of buildings within the Green Belt (Policies LPD12 and LPD14), it is considered there would be no loss of biodiversity or increase in Green Infrastructure. For extensions to buildings, infill development and homes for rural workers within the Green Belt (Policies</p> |
| | LPD13 | ? | | |
| | LPD14 | 0 | | |
| | LPD15 | ? | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|--|
| | LPD16 | 0 | | LPD13, LPD15 and LPD17), it depends on the location of the proposals and it is considered that the extensions would take place within the residential gardens which may include trees, habitats or land that contribute to the Green Infrastructure. Overall, there is a mixed effect in relation to the cumulative impact on the natural environment. The effect of Policies LPD13, LPD15 and LPD17 is uncertain as it depends on the proposals. The effect of the remainder of the policies is neutral. |
| | LPD17 | ? | | |
| 7. Landscape | LPD12 | 0 | <ul style="list-style-type: none"> • Green Belt • Long term • Permanent | <p>For the re-use of buildings within the Green Belt (Policy LPD12), it is considered there would be no impact on the landscape or visual amenity. Policies LPD13, LPD14 and LPD15 require proposals to “not adversely affect valuable views” into or out of a site or village. For homes for rural workers within the Green Belt (Policy LPD17), it depends on the design and location of the proposals.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the landscape, with the exception of Policy LPD17 which the effect is uncertain. It is considered the effect of Policies LPD13 to LPD15 would be long term and permanent.</p> |
| | LPD13 | + | | |
| | LPD14 | + | | |
| | LPD15 | + | | |
| | LPD16 | 0 | | |
| | LPD17 | ? | | |
| 8. Natural Resources | LPD12 | 0 | <ul style="list-style-type: none"> • Green Belt • Long term • Permanent | <p>It is considered there is minimal impact on the natural resources for the re-use of buildings thus Policy LPD12 scores a neutral. However there would be a loss of greenfield land for extensions of buildings (Policy LPD13) and rural workers homes (Policy LPD17). For replacements of buildings (Policy LPD14) and infill development (Policy LPD15) it depends on the location of the proposals as it could be greenfield or brownfield land.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the natural resources. The effect of Policies LPD14 and LPD15 is uncertain depending on the proposals. The effect of Policies LPD13 and LPD17 is a</p> |
| | LPD13 | - | | |
| | LPD14 | ? | | |
| | LPD15 | ? | | |
| | LPD16 | 0 | | |
| | LPD17 | - | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|---|--|--|
| | | | | minor negative due to the long term and permanent loss of small amount of greenfield land. |
| 9. Flooding | LPD12 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies should have no significant impact on flooding.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 10. Waste | LPD12 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the waste.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 11. Energy and Climate Change | LPD12 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |
| 12. Transport | LPD12 | + | <ul style="list-style-type: none"> Green Belt Long term Permanent | <p>The re-use of buildings within the Green Belt (Policy LPD12) could allow rural workers to live at their place of work. For Policy LPD15 it is uncertain what the impact would be as it depends on the type and the location of the proposals. For Policy LPD17, rural workers living at their homes are usually isolated with little or no public transport network so they would need car use to get to places. Overall this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on transport, with the exception of Policies LPD12 and LPD15 which score a</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | ? | | |
| | LPD16 | 0 | | |
| | LPD17 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|--|
| | | | | minor positive and uncertain effect respectively. |
| 13. Employment | LPD12 | ? | <ul style="list-style-type: none"> Green Belt Short / medium / long term Temporary/ permanent | <p>For Policy LPD12, the re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger and thus possibly creating further employment opportunities. For Policy LPD15, it is unlikely that new development would be for employment uses. Also having a specific policy (LPD17) on homes for rural workers could possibly provide further employment opportunities for rural workers. The jobs could be short, medium or long term as well as temporary or permanent.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on employment. Policies LPD12 and LPD15 score uncertain as it depends on the proposals. Policies LPD13, LPD14 and LPD17 score positive and, as explained above, the new jobs could be from short to long term as well as temporary to permanent.</p> |
| | LPD13 | + | | |
| | LPD14 | + | | |
| | LPD15 | ? | | |
| | LPD16 | 0 | | |
| | LPD17 | + | | |
| 14. Innovation | LPD12 | 0 | <ul style="list-style-type: none"> Green Belt Short / medium / long term Temporary/ permanent | <p>Having a specific policy (LPD17) on homes for rural workers could encourage graduates or young farm workers to live and work within the area. This effect could be short, medium or long term as well as temporary or permanent. It is considered that the remainder of the policies would have no impact.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation, with the exception of Policy LPD17 which scores a major positive.</p> |
| | LPD13 | 0 | | |
| | LPD14 | 0 | | |
| | LPD15 | 0 | | |
| | LPD16 | 0 | | |
| | LPD17 | ++ | | |
| 15. Economic Structure | LPD12 | ? | <ul style="list-style-type: none"> Green Belt Short / medium / long term Temporary/ permanent | <p>For Policy LPD12, the re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger. For Policy LPD15, it is unlikely that new development would be for employment uses. Also having a specific</p> |
| | LPD13 | + | | |
| | LPD14 | + | | |
| | LPD15 | ? | | |
| | LPD16 | 0 | | |
| | LPD17 | + | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---|-------|----------------------|---|
| | | | <p>policy (LPD17) on homes for rural workers provides specific buildings for rural workers. The land and buildings for employment uses could be short, medium or long term as well as temporary or permanent.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on economic structure. Policies LPD12 and LPD15 score uncertain as it depends on the proposals. Policies LPD13, LPD14 and LPD17 score positive and, as explained above, the new land and buildings could be from short to long term as well as temporary to permanent.</p> |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure). • Consider adding criteria in Policy LPD17 to reduce impacts on landscape and landscape visual (SA 7 Landscape). | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • No change to Policies PD13, LPD15 and LPD17 as the impacts on biodiversity would be covered by a separate Policy LPD18: Protecting and Enhancing Biodiversity. • No change to Policy LPD17 as the impacts on landscape and landscape visual would be covered by a separate Policy LPD19: Landscape Character and Visual Impact. | | | |

Natural Environment

- Policy LPD18: Protecting and Enhancing Biodiversity
- Policy LPD19: Landscape Character and Visual Impact

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|---|--|--|
| 1. Housing | LPD18 | - | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent | <p>It is considered that the policies would restrict the supply of land for new housing.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.</p> |
| | LPD19 | - | | |
| 2. Health | LPD18 | + | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent | <p>A number of sites for nature conservation (such as Local Nature Reserves and some Local Wildlife Sites) are accessible and provide opportunities for recreational physical activity. The effect varies depending on the sites. Policy LPD19 relates to the landscape character and visual impact but does not in itself allow for recreational uses so this scores a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on health.</p> |
| | LPD19 | 0 | | |
| 3. Heritage and Design | LPD18 | + | <ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent | <p>Both policies would maintain and strengthen local character and distinctiveness. Access to sites for nature conservation such as Local Nature Reserves, some Local Wildlife Sites and ancient woodland could provide better opportunities for people to understand local heritage and participate in cultural activities.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on heritage and design. It is considered the effect would be long term and permanent.</p> |
| | LPD19 | + | | |
| 4. Crime | LPD18 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> |
| | LPD19 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|--|--|
| | | | | Overall, there is a neutral effect in relation to the cumulative impact on crime. |
| 5. Social | LPD18 | + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>There are groups such as Friends of Local Nature Reserves that bring community together. The effect varies depending on the sites and its associated groups. Policy LPD19 relates to the landscape character and visual impact so this scores a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on social issues.</p> |
| | LPD19 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD18 | ++ | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Both policies meet the SA objective as they protect the natural environment.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on the natural environment. It is considered the effect would be long term and permanent.</p> |
| | LPD19 | ++ | | |
| 7. Landscape | LPD18 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD18 does not include specific reference to landscape and visual amenity. Policy 19 meets the SA objective as it protects landscape and visual amenity.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the landscape. It is considered the effect of Policy LPD19 would be long term and permanent.</p> |
| | LPD19 | ++ | | |
| 8. Natural Resources | LPD18 | ++ | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Both policies meet the SA objective as they protect some water habitats, lagoon sites and natural resources. Also they prevent loss of greenfield sites.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on the natural resources. It is considered the effect would be long term and permanent.</p> |
| | LPD19 | ++ | | |
| 9. Flooding | LPD18 | ++ | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Both policies meet the SA objective as they restrict development on greenfield land.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on</p> |
| | LPD19 | ++ | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|---|---|--|
| | | | | flooding. It is considered the effect would be long term and permanent. |
| 10. Waste | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the waste.</p> |
| | LPD19 | 0 | | |
| 11. Energy and Climate Change | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no direct impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD19 | 0 | | |
| 12. Transport | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>For Policy LPD18, some sites have public access. However the impact is considered to be minimal and thus this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on transport.</p> |
| | LPD19 | 0 | | |
| 13. Employment | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>For Policy LPD18, some sites for nature conservation could provide employment opportunities. However the impact is considered to be minimal and thus this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment.</p> |
| | LPD19 | 0 | | |
| 14. Innovation | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on qualification or type of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | LPD19 | 0 | | |
| 15. Economic Structure | LPD18 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on land available for development or infrastructure.</p> |
| | LPD19 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|--|----------------------|--|
| | | | | Overall, there is a neutral effect in relation to the cumulative impact on economic structure. |
| Recommendations: <ul style="list-style-type: none"> • None. | | | | |
| Outcome: <ul style="list-style-type: none"> • No change. | | | | |

Open Space and Recreational Facilities

- Policy LPD20: Protection of Open Space
- Policy LPD21: Provision of New Open Space
- Policy LPD22: Local Green Space
- Policy LPD23: Greenwood Community Forest and Sherwood Forest Regional Park
- Policy LPD24: Tourist Accommodation
- Policy LPD25: Equestrian Development

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| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|----|--|--|
| 1. Housing | LPD20 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>It is considered that Policy LPD21 would restrict the supply of land for new housing development. It is considered the remainder of the policies would not increase housing supply. Although the definition is not clear what is meant by “very special circumstances”, this is unlikely to have any particular impact on housing delivery so this scores neutral for Policy LPD22. Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a neutral. For clarification, tourist accommodation is not C3 dwelling homes thus the score is zero for Policy LPD24.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing, with the exception of Policy LPD21 which scores a minor negative. It is considered the effect of Policy LPD21 would be long term and permanent.</p> |
| | LPD21 | - | | |
| | LPD22 | 0 | | |
| | LPD23 | 0 | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 2. Health | LPD20 | ++ | <ul style="list-style-type: none"> • Borough wide / Greenwood Community Forest / Sherwood Regional Forest | <p>For Policies LPD20, LPD21 and LPD22, existing open space or Local Green Space would be protected and any new open space provided as part of new large residential development would also be protected. Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park and could provide for recreational use, so it scores a positive impact. For Policy LPD24, tourist accommodation could be connected to recreational physical activity but there is no direct link so this</p> |
| | LPD21 | ++ | | |
| | LPD22 | ++ | | |
| | LPD23 | + | | |
| | LPD24 | 0 | | |
| | LPD25 | ++ | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|---|
| | | | <ul style="list-style-type: none"> • Long term • Permanent | <p>scores a neutral. Policy LPD25 relates to equestrian activities which are rural tourism and leisure development thus this scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. Depending on the proposals, it is considered the effect would be long term and permanent.</p> |
| 3. Heritage and Design | LPD20 | ++ | <ul style="list-style-type: none"> • Borough wide / Greenwood Community Forest / Sherwood Regional Forest • Long term • Permanent | <p>Policy LPD20 protects open space and its local character and distinctiveness. Any new open space provided under Policy LPD21 would enhance the new, if not local, character and distinctiveness. Local Green Space sites have special importance to the local communities and they are protected under Policy LPD22. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, any proposals related to the Forest could enhance and strengthen the characteristics as well as improve the access and enjoyment of the historic environment. Thus this scores a major positive. For Policies LPD24 and LPD25, it would depend on the design and location of the proposals. As there are other policies to protect heritage assets it is considered that the impact would be minimal.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on heritage and design. Depending on the proposals, it is considered the effect would be long term and permanent.</p> |
| | LPD21 | ++ | | |
| | LPD22 | ++ | | |
| | LPD23 | + | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 4. Crime | LPD20 | ? | <ul style="list-style-type: none"> • Borough wide • Short / long term • Temporary / permanent | <p>For Policies LPD20 to LPD22, existing open space and Local Green Space or new open space could provide diversionary activities to crime. However they could also attract anti-social behaviour. Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a neutral. It is considered that Policies LPD24 and LPD25 would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on crime.</p> |
| | LPD21 | ? | | |
| | LPD22 | ? | | |
| | LPD23 | 0 | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|--|---|
| | | | | The effect of Policies LPD20 to LPD22 is uncertain as it depends on how open space is used. |
| 5. Social | LPD20 | + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Some existing open space, Local Green Space and new open space provision could protect and enhance existing cultural assets and improve access to and encourage community activities and improve ethnic and intergenerational relations. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, any proposals related to the Forest could protect and enhance existing cultural assets as well as improving access to and encouraging community activities within the Forest. Thus this scores a minor positive. It is considered that the remainder of the policies (i.e. Policies LPD24 and LPD25) would have no significant impact on existing cultural assets.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent.</p> |
| | LPD21 | ++ | | |
| | LPD22 | ++ | | |
| | LPD23 | + | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD20 | ++ | <ul style="list-style-type: none"> • Borough wide / Greenwood Community Forest / Sherwood Regional Forest • Long term • Permanent | <p>Protection of existing open space and creation of new open space scores a major positive. Although there are a small number of areas designated as Local Green Space, the protection of these areas scores a major positive. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this score a major positive because the policy could help to protect and improve biodiversity or habitats, maintain and enhance woodland cover and management and encourage and protect Green Infrastructure opportunities. For Policies LPD24 and LPD25, it would depend on the type of tourist accommodation or equestrian business as well as the design and location of the proposals. As there are other policies to protect natural environment it is considered that the impact would be minimal.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the natural environment. It is considered the effect would be long term and</p> |
| | LPD21 | ++ | | |
| | LPD22 | ++ | | |
| | LPD23 | ++ | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|----|--|--|
| | | | | permanent. |
| 7. Landscape | LPD20 | + | <ul style="list-style-type: none"> Borough wide / Greenwood Community Forest / Sherwood Regional Forest Long term Permanent | <p>Protection of existing open space/Local Green Space and creation of new open space scores a minor positive because they contribute to landscape and visual amenity. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this scores a minor positive because the policy could help to respect identified landscape character and have a positive impact on visual amenity. For Policies LPD24 and LPD25, it would depend on the type of tourist accommodation or equestrian business as well as the design and location of the proposals. As there are other policies to protect landscape and visual impact it is considered that the impact would be minimal.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the landscape. It is considered the effect would be long term and permanent.</p> |
| | LPD21 | + | | |
| | LPD22 | + | | |
| | LPD23 | + | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 8. Natural Resources | LPD20 | ++ | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>Policies LPD20 and LPD22 restrict development on greenfield land because they protect open space and Local Green Space. The provision of new open space (Policy LPD21) prevents a development site from being developed entirely for housing so this is a positive impact. Development for tourist accommodation and equestrian business (Policies LPD24 and LPD25) in the rural countryside could result in the loss of greenfield land but this would be minimal. Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on natural resources. The effect of Policies LPD21, LPD24 and LPD25 is uncertain as it depends on the proposals. The effect of the remainder of the policies is positive.</p> |
| | LPD21 | + | | |
| | LPD22 | ++ | | |
| | LPD23 | + | | |
| | LPD24 | ? | | |
| | LPD25 | ? | | |
| 9. Flooding | LPD20 | 0 | <ul style="list-style-type: none"> No effect | It is considered that the policies should have no significant impact on flooding. |
| | LPD21 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|--|
| | LPD22 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on flooding. |
| | LPD23 | 0 | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 10. Waste | LPD20 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the waste.</p> |
| | LPD21 | 0 | | |
| | LPD22 | 0 | | |
| | LPD23 | 0 | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 11. Energy and Climate Change | LPD20 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no direct impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD21 | 0 | | |
| | LPD22 | 0 | | |
| | LPD23 | 0 | | |
| | LPD24 | 0 | | |
| | LPD25 | 0 | | |
| 12. Transport | LPD20 | ++ | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>Existing open space and Local Green Space within residential areas as well as new open space provision within new residential areas (which would be mainly on the edge or within a built up area) can often be accessed by local residents without the use of a car. Policy LPD20 precludes development if it would affect access to open space. Policy LPD21 prioritises provision of open space within new development for ease of access. Policy LPD22 designates Local Green Space where it meets specific criteria including where it is well related to communities. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, any proposals related to the Forest could have some impact on the existing transport infrastructure and tourism-related businesses within the Forest may not reduce journeys undertaken by car. Access to tourist accommodation (Policy LPD24) and equestrian business (Policy LPD25) depends on the location and type of tourist accommodation and equestrian</p> |
| | LPD21 | ++ | | |
| | LPD22 | ++ | | |
| | LPD23 | ? | | |
| | LPD24 | ? | | |
| | LPD25 | ? | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|---|--|--|
| | | | | <p>business as tourism-related businesses may not reduce journeys undertaken by car.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on transport. The effect of Policies LPD23 to LPD25 is uncertain as it depends on the locations of the proposals. The effect of the remainder of the policies is major positive.</p> |
| 13. Employment | LPD20 | 0 | <ul style="list-style-type: none"> Borough wide / Greenwood Community Forest / Sherwood Regional Forest Long term Permanent | <p>Policies LPD20 to LPD22 relate to open space and green space so they score a neutral. Policy LPD23 refers to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a neutral. Depending on the scale and type of business, tourist accommodation and equestrian development would provide job opportunities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD24 and LPD25 which they score a minor positive. It is considered the effect of Policies LPD24 and LPD25 would be long term and permanent.</p> |
| | LPD21 | 0 | | |
| | LPD22 | 0 | | |
| | LPD23 | 0 | | |
| | LPD24 | + | | |
| | LPD25 | + | | |
| 14. Innovation | LPD20 | 0 | <ul style="list-style-type: none"> Borough wide / Greenwood Community Forest / Sherwood Regional Forest Long term Permanent | <p>Policies LPD20 to LPD22 relate to open space and green space so they score a neutral. Policy LPD23 refers to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a neutral. People with specialised skills may be required for tourist accommodation or equestrian business (Policies LPD24 and LPD25).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation, with the exception of Policies LPD24 and LPD25 which they score a minor positive. It is considered the effect of Policies LPD24 and LPD25 would be long term and permanent.</p> |
| | LPD21 | 0 | | |
| | LPD22 | 0 | | |
| | LPD23 | 0 | | |
| | LPD24 | + | | |
| | LPD25 | + | | |
| 15. Economic Structure | LPD20 | 0 | <ul style="list-style-type: none"> Borough wide / Greenwood Community | <p>Policies LPD20 to LPD22 relate to open space and green space so they score a neutral. Policy LPD23 refers to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park so this scores a</p> |
| | LPD21 | 0 | | |
| | LPD22 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|--|
| | LPD23 | 0 | Forest / Sherwood Regional Forest <ul style="list-style-type: none"> • Long term • Permanent | neutral. Depending on the scale and type of business, tourist accommodation and equestrian development (Policies LPD24 and LPD25) would provide job opportunities. Overall, there is a neutral effect in relation to the cumulative impact on economic structure, with the exception of Policies LPD24 and LPD25 which they score a minor positive. It is considered the effect of Policies LPD24 and LPD25 would be long term and permanent. |
| LPD24 | + | | | |
| LPD25 | + | | | |
| Recommendations: <ul style="list-style-type: none"> • None. | | | | |
| Outcome: <ul style="list-style-type: none"> • No change. | | | | |

Historic Environment

- Policy LPD26: Heritage Assets
- Policy LPD27: Listed Buildings
- Policy LPD28: Conservation Areas
- Policy LPD29: Historic Landscapes, Parks and Gardens
- Policy LPD30: Archaeology
- Policy LPD31: Locally Important Heritage Assets

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| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|--|
| 1. Housing | LPD26 | - | <ul style="list-style-type: none"> • Gedling wide / heritage assets • Long term • Permanent | <p>It is considered that Policies LPD26 to LPD29 would restrict the supply of land for new housing and some of the existing heritage assets cannot be adapted to meet housing needs. It is important to balance having the protection of Listed Buildings and placing onerous restriction on development such that it is inviable to refurbish a property and it falls into despair. It is considered that Policies LPD30 and LPD31 would not increase housing supply. For LPD30, it depends on the specific discovery of archaeological remains which could delay housing delivery.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.</p> |
| | LPD27 | - | | |
| | LPD28 | - | | |
| | LPD29 | - | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 2. Health | LPD26 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health.</p> |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 3. Heritage and Design | LPD26 | ++ | <ul style="list-style-type: none"> • Gedling wide / heritage assets | <p>The policies meet the SA objective as they seek to conserve and enhance the historic environment, designated and non-designated heritage assets and their settings and the archaeological environment.</p> |
| | LPD27 | ++ | | |
| | LPD28 | ++ | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|--|---|
| | LPD29 | ++ | <ul style="list-style-type: none"> • Long term • Permanent | Overall, there is a major positive effect in relation to the cumulative impact on heritage and design. It is considered the effect would be long term and permanent. |
| | LPD30 | ++ | | |
| | LPD31 | ++ | | |
| 4. Crime | LPD26 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime.</p> |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 5. Social | LPD26 | + | <ul style="list-style-type: none"> • Gedling wide / heritage assets • Long term • Permanent | <p>Heritage assets may include cultural assets. Some Listed Buildings and Locally Important Heritage Assets are in residential, commercial or leisure recreational use. Depending on the heritage assets, the policies may improve ethnic and intergenerational relations by preserving as well as promoting the understanding of heritage. Thus this results in a minor positive effect for all policies.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent.</p> |
| | LPD27 | + | | |
| | LPD28 | + | | |
| | LPD29 | + | | |
| | LPD30 | + | | |
| | LPD31 | + | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD26 | + | <ul style="list-style-type: none"> • Gedling wide / heritage assets • Long term • Permanent | <p>All policies refer to the character or settings which could include Green Infrastructure. They could have a positive impact on Green Infrastructure as the policies seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. There is no reference to protected species, habitats and open space in Policies LPD26, LPD27, LPD30 and LPD31. Policy LPD28 on Conservation Areas refers to important open space, trees, hedgerows, open spaces and landscape features. Policy LPD29 on Historic</p> |
| | LPD27 | + | | |
| | LPD28 | + | | |
| | LPD29 | ++ | | |
| | LPD30 | + | | |
| | LPD31 | + | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|----|--|---|
| | | | | <p>Landscapes, Parks and Gardens meets the SA objective, thus this scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the natural environment. It is considered the effect would be long term and permanent.</p> |
| 7. Landscape | LPD26 | + | <ul style="list-style-type: none"> Gedling wide / heritage assets Long term Permanent | <p>All policies could have a positive impact on landscape as the policies seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. There is no reference to landscape or visual amenity in Policies LPD26, LPD27, LPD30 and LPD31. Policy LPD28 on Conservation Areas refer to landscape features. Policy LPD29 on Historic Landscapes, Parks and Gardens meets the SA objective, thus this scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the landscape. It is considered the effect would be long term and permanent.</p> |
| | LPD27 | + | | |
| | LPD28 | + | | |
| | LPD29 | ++ | | |
| | LPD30 | + | | |
| | LPD31 | + | | |
| 8. Natural Resources | LPD26 | 0 | <ul style="list-style-type: none"> No effect | <p>There is no reference to natural resources including water, air quality, soils and minerals in the policies so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on natural resources.</p> |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 9. Flooding | LPD26 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would not have any direct impact on flooding.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|---|--|--|
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 10. Waste | LPD26 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p> |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 11. Energy and Climate Change | LPD26 | - | <ul style="list-style-type: none"> Gedling wide / heritage assets Long term Permanent | <p>Adaptations to historic buildings can be made to make historic buildings more efficient but there is a need for these to be appropriate (for instance no plastic window frames). Thus Policies LPD26, LPD27, LPD28 and LPD31 score a minor negative as it depends on the nature of adaptation. Policies LPD29 and LPD30 score a neutral because they do not relate to buildings and Scheduled Monuments are usually structures rather than occupied buildings.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on energy and climate change. It is considered the effect would be long term and permanent.</p> |
| | LPD27 | - | | |
| | LPD28 | - | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | - | | |
| 12. Transport | LPD26 | + | <ul style="list-style-type: none"> Gedling wide / heritage assets Long term Permanent | <p>The commentary for SA Objective 5. Social states that heritage assets may be cultural assets. Some Listed Buildings and Locally Important Heritage Assets are in residential, commercial or leisure recreational use and some of these heritage assets are within Conservation Areas. Policies support the preservation of these heritage assets which will generally be located in sustainable locations. Thus Policies LPD26, LPD27, LPD28 and LPD31 score a minor positive impact.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent.</p> |
| | LPD27 | + | | |
| | LPD28 | + | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | + | | |
| 13. Employment | LPD26 | 0 | <ul style="list-style-type: none"> No effect | <p>Existing heritage assets such as Newstead Abbey provide voluntary work and paid job opportunities. However the policies retain the heritage assets (rather</p> |
| | LPD27 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|---|---|
| | LPD28 | 0 | | than providing additional assets) and so they have a neutral benefit to the SA objective. |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on employment. |
| 14. Innovation | LPD26 | 0 | <ul style="list-style-type: none"> No effect | Existing heritage assets such as Newstead Abbey require people with specialised skills to maintain or manage heritage assets. However the policies retain the heritage assets (rather than providing additional assets) and so they have a neutral benefit to the SA objective. |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| 15. Economic Structure | LPD26 | 0 | <ul style="list-style-type: none"> No effect | It is considered that the policies would have no significant impact on land available for development or infrastructure. |
| | LPD27 | 0 | | |
| | LPD28 | 0 | | |
| | LPD29 | 0 | | |
| | LPD30 | 0 | | |
| | LPD31 | 0 | | |
| Recommendations: <ul style="list-style-type: none"> None. | | | | |
| Outcome: <ul style="list-style-type: none"> No change. | | | | |

Design

- Policy LPD32: Amenity
- Policy LPD33: Residential Density
- Policy LPD34: Residential Gardens
- Policy LPD35: Safe, Accessible and Inclusive Development

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| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|--|
| 1. Housing | LPD32 | - | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>The impact of Policies LPD32 (amenity) and LPD35 (safe, accessible and inclusive development) depends on the design and layout of the new housing. It could have a minor negative impact on housing delivery, particularly in relation to small sites close to existing buildings. Policy LPD33 provides different densities for different areas of the Borough which could mean a high number of houses would be provided within a high density area (e.g. the urban area) and fewer houses would be provided within a low density area (e.g. village). Thus it is considered to be an overall positive impact. Policy LPD34 restricts residential development on gardens which mean fewer houses would be provided thus a minor negative score.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on housing, with the exception of Policy LPD33 which scores a minor positive. It is considered the effect would be long term and permanent.</p> |
| | LPD33 | + | | |
| | LPD34 | - | | |
| | LPD35 | - | | |
| 2. Health | LPD32 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | 0 | | |
| 3. Heritage and Design | LPD32 | + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD32 relates to amenity which could contribute to protect local character. Policy LPD33 provides different minimum densities that reflects the local characteristics and does not harm local character. Residential gardens will be protected under Policy LPD34 which could contribute to</p> |
| | LPD33 | + | | |
| | LPD34 | + | | |
| | LPD35 | ++ | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---|----------------------------------|----------------------|---|
| | | | <p>protect and strengthen local character. Policy LPD35 sets a criteria on how new development should be designed which contribute to the existing local character or create new local character.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on heritage and design. It is considered the effect would be long term and permanent.</p> |
| 4. Crime | LPD32 LPD33 LPD34 LPD35 | + 0 0 ++ | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent <p>Policies LPD32 (amenity) and LPD35 (safe, accessible and inclusive development) contribute to providing safe development which prevent crime and fear of crime. It is considered that Policies LPD33 and LPD34 would have no significant impact on crime and fear of crime. Policy LPD35 set out criteria for the layout of development which could provide diversionary activities to crime.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on crime. It is considered the effect would be long term and permanent.</p> |
| 5. Social | LPD32 LPD33 LPD34 LPD35 | 0 0 0 + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent <p>Policy LPD35 sets out criteria for the layout of development which could provide new spaces which could encourage community activities and improve ethnic and intergenerational relations. It is considered that the remainder of the policies would have no significant impact on the existing cultural assets.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues, with the exception of Policy LPD35 which scores a minor positive.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | LPD32 LPD33 LPD34 LPD35 | ? ? + ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent <p>The impact of Policies LPD32 (amenity), 33 (residential density) and LPD35 (safe, accessible and inclusive development) depends on the location of the proposals. For Policy LPD34, residential gardens would be protected from development which may include trees, habitats or land that contribute to the Green Infrastructure.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|---|
| | | | | natural environment. The effect of Policies LPD33 and LPD35 is uncertain as it depends on the location of the proposals. The effect of Policies LPD34 is minor positive and it would protect residential gardens in the long term. |
| 7. Landscape | LPD32 | ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>The impact of Policies LPD32 (amenity), LPD33 (residential density) and LPD35 (safe, accessible and inclusive development) depends on the location of the proposals. For Policy LPD34, residential gardens would be protected from development which could include landscape visual.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on the landscape, with the exception of Policy LPD34. The effect of Policies LPD32, LPD32 and LPD35 is uncertain as it depends on the location of the proposals. The effect of Policies LPD34 is minor positive and it would protect landscape visual in the long term.</p> |
| | LPD33 | ? | | |
| | LPD34 | + | | |
| | LPD35 | ? | | |
| 8. Natural Resources | LPD32 | ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>The impact of Policies LPD32 (amenity), LPD33 (residential density) and LPD35 (safe, accessible and inclusive development) depends on the location of the proposals. For Policy LPD34, residential gardens which are greenfield land would be protected from development.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on natural resources, with the exception of Policy LPD34. The effect of Policies LPD32, LPD32 and LPD35 is uncertain as it depends on the location of the proposals. The effect of Policies LPD34 is minor positive and it would protect residential gardens (which are greenfield land) in the long term.</p> |
| | LPD33 | ? | | |
| | LPD34 | + | | |
| | LPD35 | ? | | |
| 9. Flooding | LPD32 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not have any direct impact on flooding.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | 0 | | |
| 10. Waste | LPD32 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on waste recovery.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|---|
| | LPD35 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on waste. |
| 11. Energy and Climate Change | LPD32 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>It is considered that Policies LPD32 to LPD34 would have no significant impact on energy and climate change. Policy LDP35 refers to local climatic conditions including solar orientation and prevailing winds to maximise the opportunities for energy deficient design, renewable energy generation and access to sunlight within the development.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change, with the exception of Policy LPD35 where the effect is major positive. It is considered the effect of Policy LPD35 would be long term and permanent.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | ++ | | |
| 12. Transport | LPD32 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>The volume of new vehicles generated by new development depends on the number of new homes and other uses. It is considered that Policy LPD32 would not have any significant impact on existing transport infrastructure or encouraging alternative modes of transport that minimises the impact on the environment. For Policy LPD33, higher densities exist mainly in the urban area which is more sustainable in terms of the transport network, minimises the impact on the environment and encourages people to use alternative modes of transport (i.e. walking, cycling and public transport) and accessibility to services and facilities. For Policy LPD34, it is considered that the impact would be minimal as this policy restricts residential development on residential gardens and there would be no significant change to the transport system or modes. Policy LPD35 refers to connection to facilities and public transport for any development proposals that provide streets so this scores a minor positive.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on transport. The effect of Policies LPD33 and LPD35 is minor positive due to the accessibility and connection of services and facilities to the development. It is considered that the effect would be long term and permanent.</p> |
| | LPD33 | + | | |
| | LPD34 | 0 | | |
| | LPD35 | + | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|--|-------|---|---|--|
| 13. Employment | LPD32 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of Policies LPD32 (amenity) and LPD35 (safe, accessible and inclusive development) depends on the design and layout of the new employment which may restrict the number of units on site. However it is considered that the impact would be minimal and both Policies score a neutral (the same score as SA Objective 1. Housing). It is consider the remainder of the policies would have no significant impact on the range of jobs/business activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | 0 | | |
| 14. Innovation | LPD32 | 0 | <ul style="list-style-type: none"> No effect | <p>It is consider the policies would have no significant impact on the qualification or type of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | 0 | | |
| 15. Economic Structure | LPD32 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of Policies LPD32 (amenity) and LPD35 (safe, accessible and inclusive development) depends on the design and layout of the site for development or infrastructure. However it is considered that the impact would be minimal and thus both Policies score a neutral. It is consider the remainder of the policies would have no significant impact on land available for development or infrastructure.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure.</p> |
| | LPD33 | 0 | | |
| | LPD34 | 0 | | |
| | LPD35 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> None. | | | | |
| <p>Outcome:</p> | | | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|--|-------|----------------------|------------|
| <ul style="list-style-type: none"><li data-bbox="190 279 403 311">• No change. | | | |

Homes

- Policy LPD36: Affordable Housing
- Policy LPD37: Housing Type, Size and Tenure
- Policy LPD38: Specialist Accommodation
- Policy LPD39: Housing Development on Unallocated Sites
- Policy LPD40: Live Work Units
- Policy LPD41: Self Build and Custom Homes
- Policy LPD42: Extensions to Dwellings Not in the Green Belt

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| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|--|
| 1. Housing | LPD36 | ++ | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent <p>Policies LPD36 to LPD41 relating to providing different types of housing meet the SA objective – they would increase the range of affordability of housing for all social groups such as different types of houses and flats as well as specialist accommodation for older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults. For Policy LDP42 relating to extensions to buildings not in the Green Belt, the same commentary and score as for Policy LPD13 (extensions to buildings within the Green Belt) applies – the extensions of dwellings could possibly increase the range of housing and also reduce unfit homes.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.</p> |
| | LPD37 | ++ | |
| | LPD38 | ++ | |
| | LPD39 | ++ | |
| | LPD40 | ++ | |
| | LPD41 | ++ | |
| | LPD42 | + | |
| 2. Health | LPD36 | + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent <p>For Policy LPD36, people living in affordable housing may no longer be homeless or living in worse housing conditions. For Policy LPD38, people living in specialist accommodation would have support or care provision included. For other types of new housing development, it depends on the size and location of the new housing as it could impact on health services and opportunities for recreational physical activity. Policy LPD21 in the Local Planning Document requires a minimum of 10% open space within new</p> |
| | LPD37 | ? | |
| | LPD38 | ++ | |
| | LPD39 | 0 | |
| | LPD40 | 0 | |
| | LPD41 | ? | |
| | LPD42 | 0 | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|---|--|---|
| | | | | residential development on sites of 0.4 ha and above. Policy LPD41 allows the opportunity to provide homes to meet specific health requirements. It is considered that Policy LPD42 would not improve access to health services or increase the opportunities for recreational physical activity. Overall, there is a mixed effect in relation to the cumulative impact on health. |
| 3. Heritage and Design | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>For new housing development (LPD36, LPD37, LPD38 and LPD41), it depends on the design, layout and location of the new housing as it could have some impact on heritage and local character. For Policy LPD40, it depends on the proposals as the conversion or change of use of existing building could have an impact on the local character. Policy LPD39 refers to design and Policy LPD42 refers to conserving any historic significant the building may have and ensures it is in keeping with surrounding character. No reference is made to the local character in the other polices.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with the exception of Policies LPD39 and LPD42 which score a minor positive and Policy LPD40 which scores an uncertain effect. It is considered the effect of Policies LPD39 and LPD42 would be long term and permanent.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | + | | |
| | LPD40 | ? | | |
| | LPD41 | 0 | | |
| | LPD42 | + | | |
| 4. Crime | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>It is considered that the policies would have no significant impact on crime and fear of crime, except for the policy on specialist accommodation which could make the residents feel safe living in an environment with support or care provision.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime, with the exception of Policy LPD38 which scores a minor positive. It is considered the effect of Policy LPD38 would be long term and permanent.</p> |
| | LPD37 | 0 | | |
| | LPD38 | + | | |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| 5. Social | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide | It is considered that the policies would have no significant impact on existing cultural assets and would not improve access to community activities, except |
| | LPD37 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|---|
| | LPD38 | + | <ul style="list-style-type: none"> • Long term • Permanent | <p>for the policy on specialist accommodation because different types of accommodation include sitting/dining rooms where residents can socialise.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues, with the exception of Policy LPD38 which scores a minor positive. It is considered the effect of Policy LPD38 would be long term and permanent.</p> |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>For new housing development, it depends on the location of the new housing as it could have some impact on natural environment. Policy LPD39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD40 and LPD41 are clear that development proposals should be in an appropriate location and accord with Green Belt policy. For extensions to dwellings (Policy LPD42), it is considered the extensions would take place within residential gardens which may include trees, habitats or land that contribute to the Green Infrastructure.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the natural environment. The effect of Policies LPD39 to LPD41 is a minor positive and Policy LPD42 is uncertain as it depends on the location of the proposals.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | + | | |
| | LPD40 | + | | |
| | LPD41 | + | | |
| | LPD42 | ? | | |
| 7. Landscape | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>For new housing development, it depends on the location of the new housing as it could have some impact on the landscape and visual impact. LPD39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD40 and LPD41 are clear that development proposals should be in an appropriate location and accord with Green Belt policy. Policy LPD42 relates to extensions to dwellings not in the Green Belt (i.e. within a built up area) and it is considered there would be minimal impact.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape, with the exception of Policies LPD39 to LPD41 which score a</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | + | | |
| | LPD40 | + | | |
| | LPD41 | + | | |
| | LPD42 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|---|
| | | | | minor positive. It is considered the effect of Policies LPD39 to LPD41 would be long term and permanent. |
| 8. Natural Resources | LPD36 | 0 | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>For new housing development, it depends on the location of the new housing as it could have some impact on natural resources. Windfall sites could be on greenfield land as well as brownfield land. LPD39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD40 and LPD41 are clear that the development proposals should be in an appropriate location and accord with Green Belt policy. For Policy LPD42, it is considered there would be a minimal impact on the natural resources for extensions.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on natural resources, with the exception of Policies LPD39 to LPD41 which score a minor positive. It is considered the effect of Policies LPD39 to LPD41 would be long term and permanent.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | + | | |
| | LPD40 | + | | |
| | LPD41 | + | | |
| | LPD42 | 0 | | |
| 9. Flooding | LPD36 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would not have any direct impact on flooding.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| 10. Waste | LPD36 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| 11. Energy and | LPD36 | 0 | <ul style="list-style-type: none"> Borough wide | It is possible that some of the new housing development could include energy |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------|-------|----|--|--|
| Climate Change | LPD37 | 0 | <ul style="list-style-type: none"> • Long term • Permanent | <p>efficiency features. There is no specific reference to climate change in the policies thus they score a neutral. Policy LPD42 relates to extensions to dwellings and it is considered that this would have no impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD38 | 0 | | |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| 12. Transport | LPD36 | ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Any new housing development would generate additional traffic depending on the location. Sites within the urban area or villages with good public transport network would have a positive effect. Living in a rural area with poor transport network would require more car use. Policy LPD39 encourages residential development within the existing main built up area of Nottingham, the edge of Hucknall, the key settlements and other villages. The main built up area and the key settlements generally have a good public transport network. Some villages have good public transport network and others less so. Policies LPD40 and LPD41 state that proposals should be in an appropriate location i.e. within or on the edge of existing residential area. The criteria in policies LPD39, LPD41 and LPD41 include “appropriate provision for parking”. Policy LPD38 is clear that proposals for specialist accommodation should be located in an existing residential area close to good public routes thus this scores a major positive. Policy LPD42 relates to extensions to dwellings and it is considered that this policy would have no impact on transport network or modes.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on transport depending on the location of new development.</p> |
| | LPD37 | ? | | |
| | LPD38 | ++ | | |
| | LPD39 | ? | | |
| | LPD40 | ? | | |
| | LPD41 | ? | | |
| | LPD42 | 0 | | |
| 13. Employment | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Short / medium / long | <p>Policy LPD38 would create job opportunities in the care sector. Policy LPD40 relates to live work units for people who want to work from home. For Policy LPD41, custom and self-build homes would generate job opportunities for local people or those with specialised skills to design or construct the project.</p> |
| | LPD37 | 0 | | |
| | LPD38 | + | | |
| | LPD39 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|--|-------|----|---|---|
| | LPD40 | ++ | <ul style="list-style-type: none"> • term • Temporary / permanent | <p>The effect of the jobs could be short, medium or long term as well as temporary or permanent. It is considered that the remainder of the policies would have no significant impact on the range of jobs/ business activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD38, LPD40 and LPD41 which they score positive effect.</p> |
| | LPD41 | ++ | | |
| | LPD42 | 0 | | |
| 14. Innovation | LPD36 | 0 | <ul style="list-style-type: none"> • Borough wide • Short / medium / long term • Temporary / permanent | <p>For Policy LPD38, there is potential for innovation in the care sector to meet a rising level of need. There could be potential for innovation arising from people working from home (Policy LPD40). For Policy LPD41, custom and self-build homes would require those with specialised skills to design or construct the project. The effect of the jobs could be short, medium or long term as well as temporary or permanent. It is considered that the remainder of the policies would have no significant impact on qualification or type of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD38 and LPD41 which they score positive effect and Policy LPD40 has an uncertain score.</p> |
| | LPD37 | 0 | | |
| | LPD38 | + | | |
| | LPD39 | 0 | | |
| | LPD40 | ? | | |
| | LPD41 | + | | |
| | LPD42 | 0 | | |
| 15. Economic Structure | LPD36 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would have no significant impact on land available for development or infrastructure.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure.</p> |
| | LPD37 | 0 | | |
| | LPD38 | 0 | | |
| | LPD39 | 0 | | |
| | LPD40 | 0 | | |
| | LPD41 | 0 | | |
| | LPD42 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • None. | | | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---|-------|----------------------|------------|
| <p>Outcome:</p> <ul style="list-style-type: none">• No change. | | | |

Employment

- Policy LPD43: Retention of Employment and Employment Uses
- Policy LPD44: Employment Development on Unallocated sites
- Policy LPD45: Expansion of Existing Employment Uses Not in the Green Belt
- Policy LPD46: Agricultural and Rural Diversification
- Policy LPD47: Local Labour Agreements

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| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|---|--|--|
| 1. Housing | LPD43 | 0 | <ul style="list-style-type: none"> • No effect | <p>Policy LPD43 relates to employment allocations and protected employment areas identified on the Policies Map and, as such, could possibly reduce potential for housing development on employment sites. Policy LPD44 supports employment development on unallocated sites but does not preclude these sites coming forward for housing, so scores a neutral. It is considered the remainder of the policies would not increase housing supply, thus they score neutral. For Policies LPD45 and LPD46, expansion of employment sites and rural diversification could possibly reduce scope for housing development on such sites in the future.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing.</p> |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 2. Health | LPD43 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health.</p> |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 3. Heritage and Design | LPD43 | + | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Reference is made to harm to the significance of a heritage asset in Policy LPD43 (retention of employment and employment uses) and Policy LPD45 (expansion of existing employment uses not in the Green Belt). For new employment development on unallocated land (Policy LPD44) and rural</p> |
| | LPD44 | ? | | |
| | LPD45 | + | | |
| | LPD46 | ? | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|---|---|
| | LPD47 | 0 | | <p>diversification schemes (Policy LPD46), it depends on the design, layout and location of the new housing as it could have some impact on heritage and local character. In terms of rural diversification, the re-use of traditional rural buildings can have a positive impact. Policy LPD47 relates to Local Labour Agreements so this scores a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on heritage and design.</p> |
| 4. Crime | LPD43 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime</p> |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 5. Social | LPD43 | + | <ul style="list-style-type: none"> Borough wide Short / medium / long term Temporary / permanent | <p>For Policy LPD43, it depends on the location and details of proposals. The supporting text to Policy LPD43 states community facilities and specialised leisure uses which cannot be accommodated in centres are likely to be acceptable on employment sites. Thus this scores a minor positive. It is considered that the remainder of the policies would have no significant impact on existing cultural assets and would not improve access to community activities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues, with the exception of Policy LPD43 which scores a minor positive. Depending on the locations and details of proposals, it is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p> |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD43 | 0 | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>Policy LPD43 relates to existing employment land so this scores a neutral. For new employment development, it depends on the location of the new employment units as they could have some impact on natural environment. Policy LPD46 refers to the development proposals to accord with Green Belt</p> |
| | LPD44 | ? | | |
| | LPD45 | 0 | | |
| | LPD46 | ? | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|--|
| | LPD47 | 0 | | <p>policy and making best use of existing permanent buildings. Policy LPD47 relates to Local Labour Agreements so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the natural environment.</p> |
| 7. Landscape | LPD43 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD43 relates to existing employment land so this scores a neutral. For new employment development, it depends on the location of the new employment units as they could have some impact on the landscape and visual impact. Policy LPD46 refers to the development proposals to accord with Green Belt policy and making best use of existing permanent buildings. Policy LPD47 relates to Local Labour Agreements so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape.</p> |
| | LPD44 | ? | | |
| | LPD45 | 0 | | |
| | LPD46 | ? | | |
| | LPD47 | 0 | | |
| 8. Natural Resources | LPD43 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD43 relates to existing employment land so this scores a neutral. Existing employment uses are considered to have any impact to natural resources. For new employment development under Policies LPD44 and LPD46, it depends on the location of the new employment units as they could have some impact on natural resources. Windfall sites could be on greenfield land as well as brownfield land. For Policy LPD45, it is considered there is a minimal impact on the natural resources for expansion of existing employment uses not in the Green Belt. Policy LPD47 relates to Local Labour Agreements so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on natural resources.</p> |
| | LPD44 | ? | | |
| | LPD45 | 0 | | |
| | LPD46 | ? | | |
| | LPD47 | 0 | | |
| 9. Flooding | LPD43 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD43 relates to existing employment land so this scores a neutral. For new employment development under Policies LPD44 and LPD46, it depends on the location of the new employment units as they could have some impact on flooding. There are other policies to address flood risk and</p> |
| | LPD44 | ? | | |
| | LPD45 | 0 | | |
| | LPD46 | ? | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|--|
| | LPD47 | 0 | | water management. Policy LPD47 relates to Local Labour Agreements so this scores a neutral. Overall, there is a neutral effect in relation to the cumulative impact on flooding. |
| 10. Waste | LPD43 | 0 | <ul style="list-style-type: none"> No effect | It is considered that the policies would have no significant impact on waste recovery. Overall, there is a neutral effect in relation to the cumulative impact on waste. |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 11. Energy and Climate Change | LPD43 | 0 | <ul style="list-style-type: none"> Borough wide Long term Permanent | It is possible that some of the new employment development could include some energy efficiency features thus the policies score a minor positive. There is no specific reference to climate change in the policies thus they score neutral. Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change. |
| | LPD44 | 0 | | |
| | LPD45 | 0 | | |
| | LPD46 | 0 | | |
| | LPD47 | 0 | | |
| 12. Transport | LPD43 | 0 | <ul style="list-style-type: none"> Borough wide Long term Permanent | Any new employment development on unallocated sites (Policy LPD44) will generate additional traffic depending on the location. Sites within the urban area or villages with good public transport network would have a positive effect. However new rural business (Policy LPD46) would require more car use. Policy LPD43 refers to proposals not causing a detrimental effect on highway safety. The expansion of existing employment uses not in the Green Belt would have no impact on transport network or modes as such sitrs will be within existing built up areas. Policy LPD47 relates to Local Labour Agreements so this scores a neutral. Overall, there is a neutral effect in relation to the cumulative impact on transport. |
| | LPD44 | + | | |
| | LPD45 | 0 | | |
| | LPD46 | ? | | |
| | LPD47 | 0 | | |
| 13. Employment | LPD43 | ++ | <ul style="list-style-type: none"> Borough wide | Policies LPD43 to LPD47 meet the SA objective – they would provide and |

| SA Objectives | Score | Assessment of effect | Commentary |
|--|----------|---|---|
| | LPD44 ++ | <ul style="list-style-type: none"> Short / medium / long term Temporary / permanent | improve the diversity and quality of jobs. |
| | LPD45 ++ | | Overall, there is a major positive effect in relation to the cumulative impact on employment. It is considered the effect would vary from short to long term and temporary and permanent depending on the market. |
| | LPD46 ++ | | |
| | LPD47 ++ | | |
| 14. Innovation | LPD43 ++ | <ul style="list-style-type: none"> Borough wide Short / medium / long term Temporary / permanent | Policies LPD43 to LPD47 meet the SA objective – they would provide and increase levels of qualification or type of jobs. |
| | LPD44 ++ | | Overall, there is a major positive effect in relation to the cumulative impact on innovation. It is considered the effect would vary from short to long term and temporary and permanent depending on the market. |
| | LPD45 ++ | | |
| | LPD46 ++ | | |
| | LPD47 ++ | | |
| 15. Economic Structure | LPD43 ++ | <ul style="list-style-type: none"> Borough wide Short / medium / long term Temporary / permanent | Policies LPD43 to LPD47 meet the SA objective – they would provide land and buildings required by businesses. |
| | LPD44 ++ | | Overall, there is a positive effect in relation to the cumulative impact on economic structure. It is considered the effect would vary from short to long term and temporary and permanent depending on the market. |
| | LPD45 + | | |
| | LPD46 ++ | | |
| | LPD47 ++ | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> Consider including reference to protection of heritage assets or local character in Policies LPD44 and LPD46 (SA 3 Heritage and Design). | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> No change to Policies LPD44 and LPD46 as the impacts on heritage assets and local character would be covered by separate Policies LPD26 (Heritage Assets) to LPD31 (Locally Important Heritage Assets). | | | |

Retail and Community Facilities

- Policy LPD48: Retail Hierarchy and Town Centre Boundaries
- Policy LPD49: Development within Town and Local Centres
- Policy LPD50: Upper Floors
- Policy LPD51: Impact Assessment Threshold
- Policy LPD52: Markets
- Policy LPD53: Development within Small Parades
- Policy LPD54: Fast Food Takeaways
- Policy LPD55: Security Shutters
- Policy LPD56: Protection of Community Facilities

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| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|---|--|---|
| 1. Housing | LPD48 | 0 | <ul style="list-style-type: none"> • Borough wide / Town and Local Centres • Short/medium long term • Temporary / permanent | <p>The supporting text to Policy LPD49 does not allow residential development that exceeds the policy percentages in Arnold Primary Area and Local Centres which could have an impact on housing delivery, thus this scores minor negative. Policy LPD50 scores a minor positive because the policy encourages the change of use of upper floors in town and local centres to include residential use. Where upper floors would otherwise be empty and can be used as residential thereby meeting housing need and bringing people into town centres. Policy LPD56 scores a minor negative as there is specific requirement to demonstrate lack of viability for continued use which could delay or prevent opportunity for alternative use as housing. It is considered that the remainder of the policies would not increase housing supply.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing, with the exception of Policies LPD49, LPD50 and LPD56. Policies LPD49 and LPD56 score a minor negative. Policy LPD50 scores a minor positive. It is considered the effect of Policy LPD50 would vary from short to long term and temporary and permanent depending on the market.</p> |
| | LPD49 | - | | |
| | LPD50 | + | | |
| | LPD51 | 0 | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | 0 | | |
| | LPD55 | 0 | | |
| LPD56 | - | | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|----|--|--|
| 2. Health | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Short/medium long term Temporary / permanent | <p>Health services are non-A1 uses and would fall within the category of 'other' uses for the purposes of Policy LPD49 and would be restricted in Arnold and Local Centres. The effect could vary from short to long term and temporary and permanent depending on the demand. It is considered that Policies LPD48, LPD50 to LPD55 would not improve access to health services or increase the opportunities for recreational physical activity. Policy LPD56 protects community facilities which include health centres, GP practices, community pharmacies and dentists.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health, with the exception of Policies LPD49 and LPD56.</p> |
| | LPD49 | ? | | |
| | LPD50 | 0 | | |
| | LPD51 | 0 | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | 0 | | |
| | LPD55 | 0 | | |
| LPD56 | ++ | | | |
| 3. Heritage and Design | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent | <p>Policy LPD49 (development within town and local centres), LPD52 (markets) and LPD53 (development within small parades) refer to proposals not resulting in the loss of buildings or other features which make an important contribution to the appearance of the town or local centre. One of the criteria under Policy LPD55 (security shutters) ensures the policy does not apply within a Conservation Area or on a listed building. It is noted there is no reference in the policy to other non-designated heritage assets. It is considered that the remainder of the policies would have no significant impact on heritage and local character. It is noted that Policy LPD50 has no reference to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings.</p> |
| | LPD49 | ++ | | |
| | LPD50 | 0 | | |
| | LPD51 | 0 | | |
| | LPD52 | ++ | | |
| | LPD53 | ++ | | |
| | LPD54 | 0 | | |
| | LPD55 | ++ | | |
| LPD56 | 0 | | | |
| 4. Crime | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent | <p>For Policy LPD55, security shutters prevent crime such as robbery. Existing community facilities, protected under Policy LPD56, could provide diversionary activities to crime. It is considered that the remainder of the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime, with the exception of Policies LPD55 and LPD56 which score a positive effect. It is considered the effect of Policies LPD55 and LPD56 would be long term</p> |
| | LPD49 | 0 | | |
| | LPD50 | 0 | | |
| | LPD51 | 0 | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | 0 | | |
| | LPD55 | ++ | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---|-------|----------------------|--|
| | LPD56 | + | and permanent. |
| 5. Social | LPD48 | ++ | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent Policies LPD48, LPD49, LPD50, LPD52, LPD53 and LPD56 meet the SA objective – they would protect and enhance existing cultural assets, encourage engagement in community activities and improve ethnic and intergenerational relations. It is considered that Policy LPD51 (impact assessment threshold), Policy LLD54 (fast food takeaways) and Policy LPD55 (security shutters) would have no direct impact on the existing cultural assets so they score a neutral. It is noted that Policy LPD55 would make a centre more attractive and likely to encourage social activities. |
| | LPD49 | ++ | |
| | LPD50 | ++ | |
| | LPD51 | 0 | |
| | LPD52 | ++ | |
| | LPD53 | ++ | |
| | LPD54 | 0 | |
| | LPD55 | 0 | |
| | LPD56 | ++ | Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent. |
| 6. Environment, Biodiversity and Green Infrastructure | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent Policies LPD48, LPD49, LPD50, LPD52 and LPD53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to the natural environment. For new A1 development outside the town or local centre (Policy LPD51) or alternative community facility provision (Policy LPD56), it depends on the location of the new site as they could have some impact on natural environment. Policy LPD54 relates to new A5 uses outside 400m of secondary school so this scores neutral. Policy LPD55 relates to security shutters so this scores neutral. |
| | LPD49 | 0 | |
| | LPD50 | 0 | |
| | LPD51 | ? | |
| | LPD52 | 0 | |
| | LPD53 | 0 | |
| | LPD54 | 0 | |
| | LPD55 | 0 | |
| | LPD56 | ? | Overall, there is a neutral effect in relation to the cumulative impact on the natural environment. |
| 7. Landscape | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent Policies LPD48, LPD49, LPD50, LPD52 and LPD53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to the landscape or landscape visual. For new A1 development outside the town or local centre (Policy LPD51), new A5 uses outside 400m of secondary school (Policy LPD54) or alternative community facility provision (Policy LPD56), it depends |
| | LPD49 | 0 | |
| | LPD50 | 0 | |
| | LPD51 | ? | |
| | LPD52 | 0 | |
| | LPD53 | 0 | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|---|---|
| | LPD54 | ? | | on the location of the new site as it could have some impact on the landscape and visual impact. Policy LPD55 relates to security shutters so this scores a neutral. Overall, there is a neutral effect in relation to the cumulative impact on the landscape. |
| | LPD55 | 0 | | |
| | LPD56 | ? | | |
| 8. Natural Resources | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent | Policies LPD48, LPD49, LPD50, LPD52 and LPD53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to natural resources. For new A1 development outside the town or local centre (Policy LPD51), new A5 uses outside 400m of secondary school (Policy LPD54) or alternative community facility provision (Policy LPD56), it depends on the location of the new site as it could have some impact on the natural resources such as greenfield land. Policy LPD55 relates to security shutters so this scores a neutral. Overall, there is a neutral effect in relation to the cumulative impact on natural resources. |
| | LPD49 | 0 | | |
| | LPD50 | 0 | | |
| | LPD51 | ? | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | ? | | |
| | LPD55 | 0 | | |
| | LPD56 | ? | | |
| 9. Flooding | LPD48 | 0 | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent | For new retail development outside the town or local centre (Policy LPD51) or new alternative community provision (Policy LPD56), it depends on the location of the new units as they could have some impact on flooding. Policy LPD55 relates to security shutters so this scores a neutral. Overall, there is a neutral effect in relation to the cumulative impact on flooding. |
| | LPD49 | 0 | | |
| | LPD50 | 0 | | |
| | LPD51 | ? | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | ? | | |
| | LPD55 | 0 | | |
| | LPD56 | ? | | |
| 10. Waste | LPD48 | 0 | • No effect | It is considered that the policies would have no significant impact on waste recovery. |
| | LPD49 | 0 | | |
| | LPD50 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|---|--|
| | LPD51 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on waste. |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | 0 | | |
| | LPD55 | 0 | | |
| | LPD56 | 0 | | |
| 11. Energy and Climate Change | LPD48 | 0 | <ul style="list-style-type: none"> No effect | <p>It is possible that some new retail or community development could include some energy efficiency features. There is no specific reference to climate change in the policies thus they score neutral. Policy LPD55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD49 | 0 | | |
| | LPD50 | 0 | | |
| | LPD51 | 0 | | |
| | LPD52 | 0 | | |
| | LPD53 | 0 | | |
| | LPD54 | 0 | | |
| | LPD55 | 0 | | |
| | LPD56 | 0 | | |
| 12. Transport | LPD48 | ++ | <ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent | <p>Any new retail or community development as well as any new market would generate a higher number of visitors to a centre depending on the location. Those sites within town or local centre with good public transport network would have a major positive effect. However new A1 development outside the town or local centre (Policy LPD51) may generate increased car use. Policy LPD56 refers to alternative community facility provision which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys. It is assumed that fast food takeaways are located within residential area with little car use. Policy LPD55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on waste. It is considered that the effect would be long term and permanent.</p> |
| | LPD49 | ++ | | |
| | LPD50 | ++ | | |
| | LPD51 | 0 | | |
| | LPD52 | ++ | | |
| | LPD53 | + | | |
| | LPD54 | + | | |
| | LPD55 | 0 | | |
| | LPD56 | ++ | | |
| 13. Employment | LPD48 | ++ | <ul style="list-style-type: none"> Borough wide | Policies LPD48, LPD49, LPD51 to LPD54 meet the SA objective – they would |

| SA Objectives | Score | Assessment of effect | Commentary |
|------------------------|--|--|--|
| | LPD49 ++ LPD50 + LPD51 ++ LPD52 ++ LPD53 ++ LPD54 ++ LPD55 0 LPD56 ++ | <ul style="list-style-type: none"> / Town and Local Centres • Short / medium / long term • Temporary / permanent | <p>provide and improve the diversity and quality of jobs. Policy LPD56 protects community facilities thus protecting existing jobs. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide new job opportunities. The effect of the various jobs could vary from short to long term and temporary and permanent depending on the market. Policy LPD55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on employment. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p> |
| 14. Innovation | LPD48 ++ LPD49 ++ LPD50 + LPD51 ++ LPD52 ++ LPD53 ++ LPD54 ++ LPD55 0 LPD56 ++ | <ul style="list-style-type: none"> • Borough wide / Town and Local Centres • Short / medium / long term • Temporary / permanent | <p>Policies LPD48, LPD49, LPD51 to LPD54 meet the SA objective – they would provide and increase levels of qualification or type of jobs. Policy LPD56 protects community facilities thus protecting existing jobs and possibly new additional jobs in alternative community provision. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide and increase levels of qualification or type of jobs. The effect of the various jobs could vary from short to long term and temporary and permanent depending on the market. Policy LPD55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on innovation. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p> |
| 15. Economic Structure | LPD48 ++ LPD49 ++ LPD50 + LPD51 ++ LPD52 ++ LPD53 ++ | <ul style="list-style-type: none"> • Borough wide / Town and Local Centres • Short / medium / long term | <p>Policies LPD48, LPD49, LPD51 to LPD54 meet the SA objective – they would provide land and buildings required by businesses. Policy LPD56 protects community facilities or provides alternative community provision. Policy LPD50 encourages change of use of upper floors in town and local centres to offices and recreation and leisure uses. The effect of the uses could vary from short to long term and temporary and permanent depending on the</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|----|---|---|
| | LPD54 | ++ | <ul style="list-style-type: none"> Temporary / permanent | <p>market. Policy LPD55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on economic structure. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p> |
| | LPD55 | 0 | | |
| | LPD56 | + | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> Amend Policy LPD50 to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings (SA 3 Heritage and Design). Expand Policy LPD55 to refer to other non-designated heritage assets (SA 3 Heritage and Design). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> No change to Policy LPD50 as it is considered there is no need to make specific reference to heritage assets. Amend the wording of Policy LPD55 to refer to other non-designated heritage assets. | | | | |

Transport

- Policy LPD57: Parking Standards
- Policy LPD58: Cycle Routes, Recreational Routes and Public Rights of Way
- Policy LPD59: Park and Ride
- Policy LPD60: Local Transport Schemes
- Policy LPD61: Highway Safety

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| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|----|--|--|
| 1. Housing | LPD57 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies would not increase housing supply but they would have some impact on the delivery of housing. Policy LPD57 provides parking standards for development based on the number of houses, however the parking standards could possibly have an minor impact on the amount of housing being built as it may not be viable due to parking requirements. Policy LPD60 refers to the Gedling Access Road which is required to serve the proposed mixed use (housing and employment) redevelopment of the former Gedling Colliery site. However it is noted that if the Gedling Access Road is not implemented this will prevent the housing development on the allocated site.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 2. Health | LPD57 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>It is considered that the policies would not have any direct impact on health, except for Policy LPD58 (cycles routes, recreational routes and public rights of way) which provides opportunities for recreational physical activity. Policy LPD61 could have co-benefits to physical activity (active travel) by making walking and cycling safer.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health, with the exception of Policies LPD58 and LPD61 which score a</p> |
| | LPD58 | ++ | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | + | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|--|
| | | | | positive effect. |
| 3. Heritage and Design | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>Policy LPD58 scores a minor positive because it could protect historic recreational routes such as old railway lines. For any new Park and Ride facilities and local transport schemes under Policies LPD59 and LPD60, it depends on the design and locations as they could have some effect on the heritage and local character. It is considered that the remainder of the policies would have no significant impact on heritage and local character.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on heritage and design. Policy LPD58 scores a minor positive and Policies LPD59 and LPD60 have uncertain score as it depends on the proposals.</p> |
| | LPD58 | + | | |
| | LPD59 | ? | | |
| | LPD60 | ? | | |
| | LPD61 | 0 | | |
| 4. Crime | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 5. Social | LPD57 | 0 | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>It is considered that the policies would not have any direct impact on existing cultural assets, except for Policy LPD58 (cycles routes, recreational routes and public rights of way) which could provide or improve access or encourage community activities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues, with the exception of Policy LPD58 which scores a minor positive. It is considered that the effect of Policy LPD58 would be long term and permanent.</p> |
| | LPD58 | + | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 6. Environment, Biodiversity and Green Infrastructure | LPD57 | ? | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>For any new Park and Ride facilities and local transport schemes under Policies LPD59 and LPD60 and parking standards for new development under Policy LPD57, it depends on the design, layout and location of the new development which requires parking spaces as they could have some impact on natural environment.</p> |
| | LPD58 | 0 | | |
| | LPD59 | ? | | |
| | LPD60 | ? | | |
| | LPD61 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|---|
| | | | | Overall, there is an uncertain effect in relation to the cumulative impact on the natural environment, with the exception of Policies LPD58 and LPD61. The reason for the uncertain effect is because it depends on the design, layout and location of the proposals. |
| 7. Landscape | LPD57 | ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>For any new Park and Ride facilities and local transport schemes under Policies LPD59 and LPD60 and parking standards for new development under Policy LPD57, it depends on the design, layout and location of the new development which requires parking spaces as they could have some impact on the landscape and visual impact.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on landscape, with the exception of Policies LPD58 and LPD61. The reason for the uncertain effect is because it depends on the design, layout and location of the proposals.</p> |
| | LPD58 | 0 | | |
| | LPD59 | ? | | |
| | LPD60 | ? | | |
| | LPD61 | 0 | | |
| 8. Natural Resources | LPD57 | ? | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>For any new Park and Ride facilities and local transport schemes under Policies LPD59 and LPD60 and parking standards for new development under Policy LPD57, it depends on the design, layout and location of the new development which requires parking spaces as they could have some impact on natural resources such as greenfield land and water quality.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on natural resources, with the exception of Policies LPD58 and LPD61. The reason for the uncertain effect is because it depends on the design, layout and location of the proposals.</p> |
| | LPD58 | 0 | | |
| | LPD59 | ? | | |
| | LPD60 | ? | | |
| | LPD61 | 0 | | |
| 9. Flooding | LPD57 | 0 | <ul style="list-style-type: none"> • No effect | <p>It is considered that the policies should have no significant impact on flooding. There are other policies to address flood risk and water management.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|----|--|---|
| 10. Waste | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on waste.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 11. Energy and Climate Change | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the policies would have no significant impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 12. Transport | LPD57 | + | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>Policy LPD58 encourages alternative modes of transport other than cars so this scores a major positive. Policy LPD57 restricts the number of parking spaces and encourages alternative modes of transport. For Policy LPD59, Park and Ride facilities would make use of and enhance existing transport infrastructure and reduce journeys undertaken by car going into Nottingham (or elsewhere). Policy LPD60 provides a list of transport schemes to strengthen existing or create new transport infrastructure. Policy LPD61 encourages safe and suitable access to development. Thus they all score a minor positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered that the effect would be long term and permanent.</p> |
| | LPD58 | ++ | | |
| | LPD59 | + | | |
| | LPD60 | + | | |
| | LPD61 | + | | |
| 13. Employment | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>Policies LPD59 and LPD60 could generate employment opportunities. It is considered there would be no direct impact on the range of jobs/business activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment.</p> |
| | LPD58 | 0 | | |
| | LPD59 | 0 | | |
| | LPD60 | 0 | | |
| | LPD61 | 0 | | |
| 14. Innovation | LPD57 | 0 | <ul style="list-style-type: none"> No effect | <p>Policies LPD59 and LPD60 could require people with specialised skills in driving or construction work. It is considered there would be no direct impact</p> |
| | LPD58 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|--|
| | LPD59 | 0 | | on the qualification or type of jobs. |
| | LPD60 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on innovation. |
| | LPD61 | 0 | | |
| 15. Economic Structure | LPD57 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | The Gedling Access Road needs to be developed to serve the proposed mixed use (housing and employment) redevelopment of the former Gedling Colliery site. This scheme and other schemes are listed under Policy LPD60 so this scores a minor positive. |
| | LPD58 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on economic structure, with the exception of Policy LPD60 which scores a major positive. It is considered that the effect would be long term and permanent. |
| | LPD59 | 0 | | |
| | LPD60 | + | | |
| | LPD61 | 0 | | |
| Recommendations: <ul style="list-style-type: none"> • None. | | | | |
| Outcome: <ul style="list-style-type: none"> • No change. | | | | |

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Sustainability Appraisal Publication Draft

Appendix H: Appraisal of Site Allocations for Housing and Employment

Local Planning Document

March 2016

Introduction

Appendix H provides the full detailed findings of the SA assessment of the site allocations contained in Part B of the Local Planning Document. The recommendations and the outcome of the recommendations are also provided.

The SA Matrix used in the SA assessment is included in **Appendix A**.

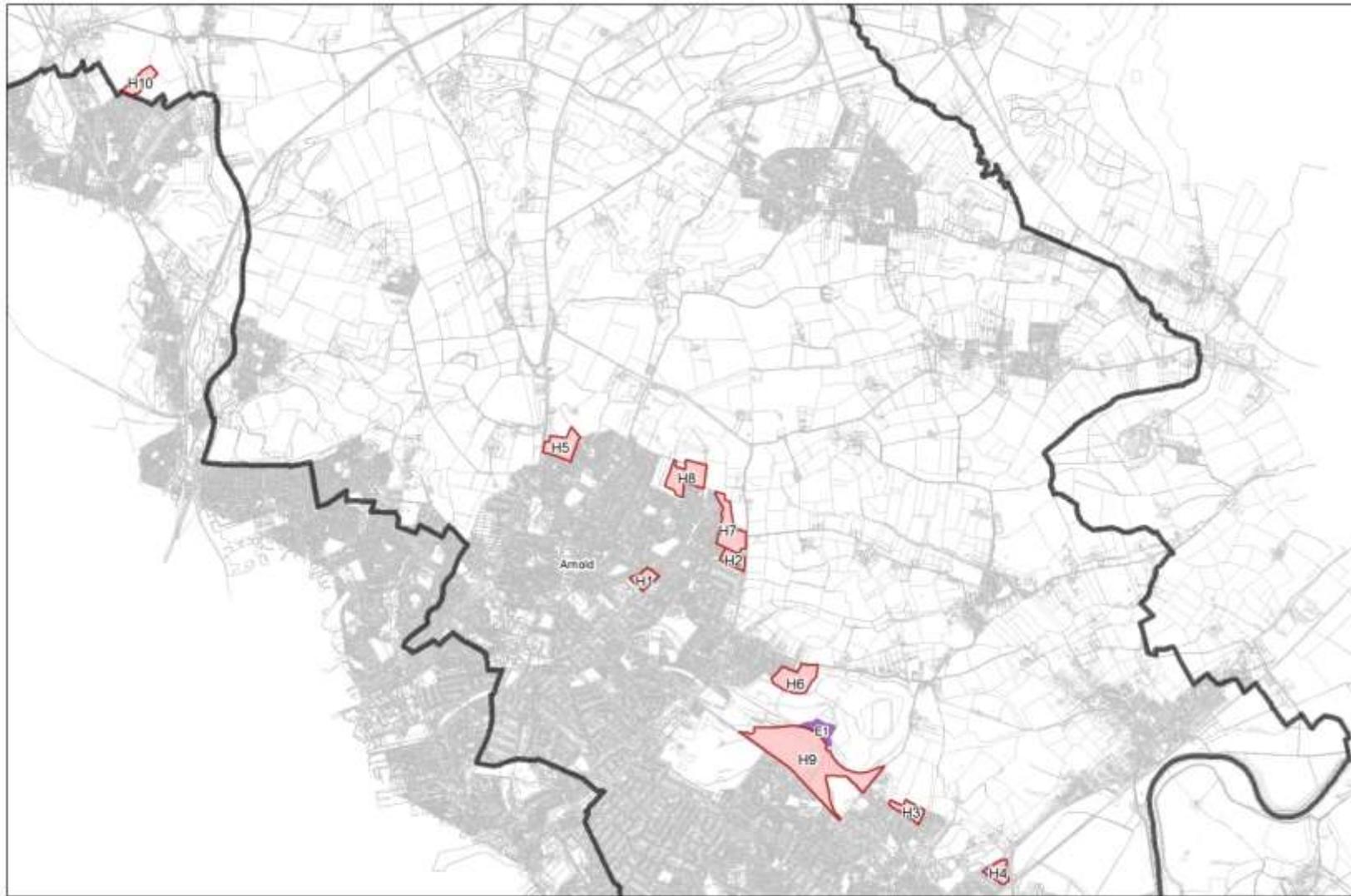
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Maps

Map of Site Allocations – Policy LPD 64 (urban area)

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City Centre, Arnold Hill Park, Arnold,
Nottinghamshire, NG8 8LU

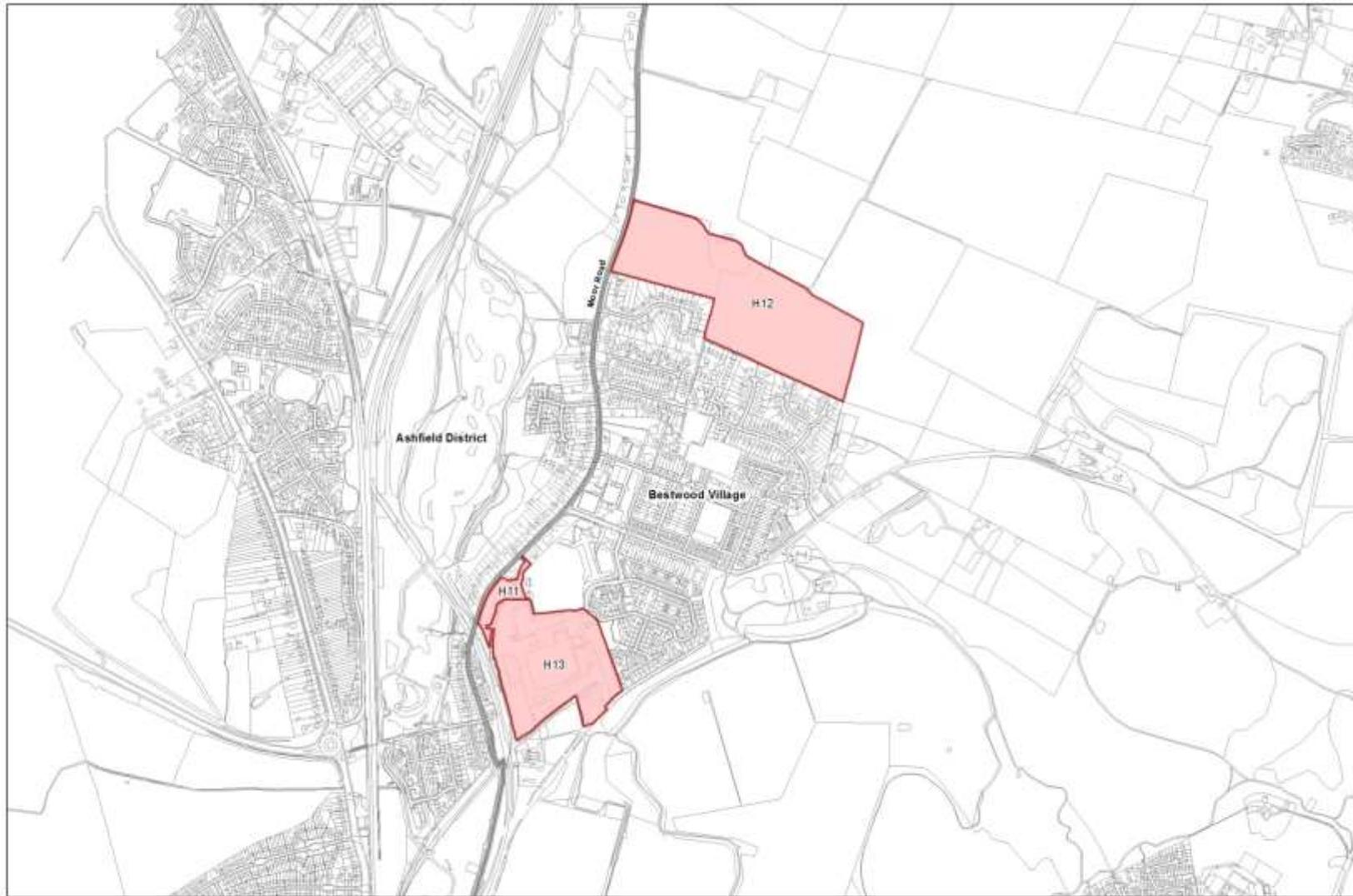
Policy LPD 64
Urban Area

-  Housing sites
-  Employment sites
-  Borough Boundary



Map of Site Allocations – Policy LPD 65 (Bestwood Village)

Page 1195



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Nottinghamshire, NG5 6LU

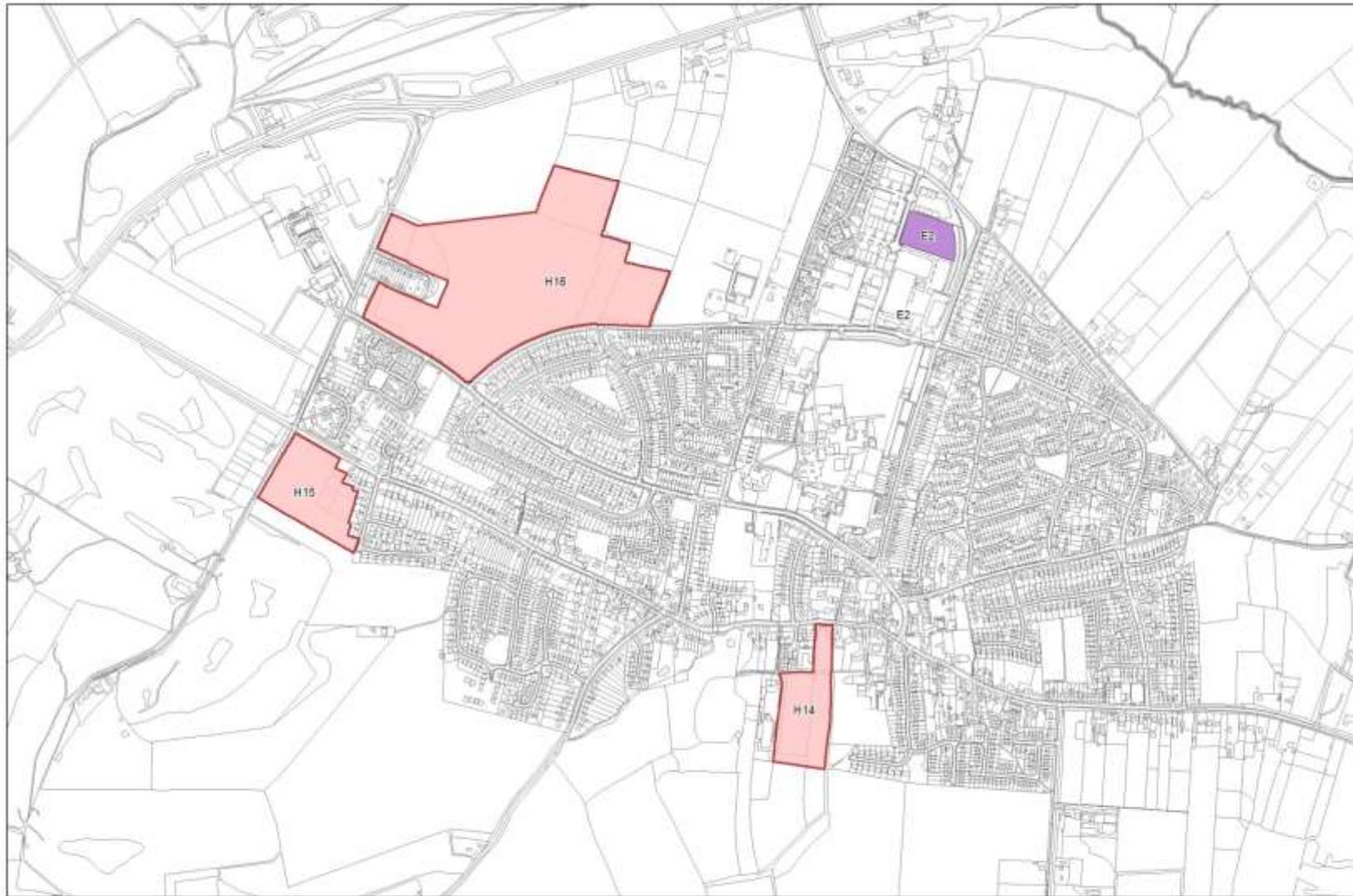
Policy LPD 65
Bestwood Village

-  Housing sites
-  Borough Boundary



Map of Site Allocations – Policy LPD 66 (Calverton)

Page 1196



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Civic Centre, Arnold Hill Park, Arnold,
Nottinghamshire, NG8 5LU

Policy LPD 66
Calverton

-  Housing Sites
-  Employment Sites
-  Borough Boundary



Map of Site Allocations – Policy LPD 67 (Ravenshead)

Page 1197



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Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 67
Ravenshead

 Housing sites
 Borough Boundary



Map of Site Allocations – Policy LPD 68 (Burton Joyce)

Page 1198



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Civic Centre, Amot Hill Park, Arnold,
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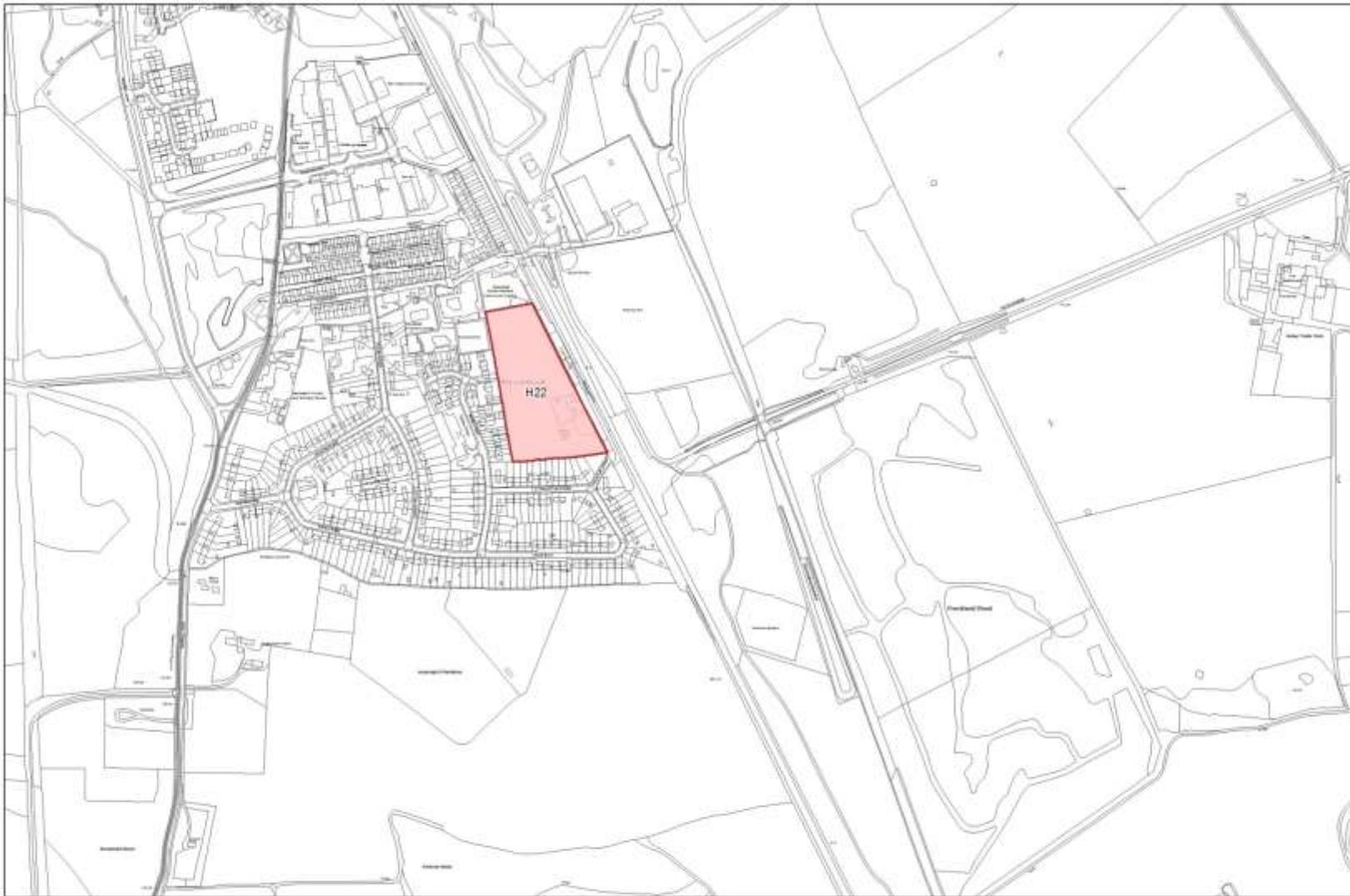
Policy LPD 68
Burton Joyce

 Housing sites
 Borough Boundary



Map of Site Allocations – Policy LPD 69 (Newstead)

Page 1199



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Gedling Borough Council
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Nottinghamshire, NG5 6LU

Policy LPD 69
Newstead

 Housing sites
 Borough Boundary



Map of Site Allocations – Policy LPD 70 (Woodborough)

Page 1200



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City Centre, Area 10 Park, Area 10,
Nottingham, N06 6LU

Policy LPD 70
Woodborough

-  Housing sites
-  Borough Boundary



Site Allocations in Arnold

Housing sites*

- H1 Rolleston Drive
- H2 Brookfields Garden Centre
- H5 Lodge Farm Lane
- H7 Howbeck Road/Mapperley Plains
- H8 Killisick Lane

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|--|
| 1. Housing | H1 | ++ | <ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The housing sites would provide a total of 765 new homes within and on the edge of the Arnold area. Each site would provide at least 50 homes thus they all score major positive. The range and affordability of homes for each site is not certain at this stage. It is anticipated there is a strong demand for affordable housing in Arnold area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Arnold. It is considered the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p> |
| | H2 | ++ | |
| | H5 | ++ | |
| | H7 | ++ | |
| | H8 | ++ | |
| 2. Health | H1 | + | <ul style="list-style-type: none"> • Urban area • Long term • Permanent <p>The housing sites are not within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Arnold to cater for the new patients from Arnold if they register in Arnold. Some of the housing sites (H1, H2 and H7) are within 400 m of existing recreational open space and site H8 is adjacent to an existing recreational open space which was designated as a Local Nature Reserve in 2015.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on</p> |
| | H2 | + | |
| | H5 | + | |
| | H7 | + | |
| | H8 | + | |

* For the purposes of Policy LPD64: Urban Area in the Local Planning Document, the site allocations for the urban area are sorted by site size. For the purposes of the SA assessment, the urban area has been split into Arnold and Carlton and thus the site refs are not consecutive.

| | | | | |
|--|----|----|--|---|
| | | | | health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs. |
| 3. Heritage and Design | H1 | 0 | • No effect | It is considered that the housing sites would have no impact upon the significance of heritage assets (including their settings). It is noted that site H1 is within close proximity to the Former Allen Solley Factory Grade II Listed Building ¹ . Overall, there is a neutral effect in relation to the cumulative impact on heritage and design. |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| 4. Crime | H1 | 0 | • No effect | The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| 5. Social | H1 | ++ | • Urban area • Long term • Permanent | The housing sites have good access to community facilities. Site H1 falls within 400 m of community facilities – a post office, a community centre and schools – thus this scores a major positive. The remainder of the sites score a minor positive because they are not within 400 m of at least two community facilities and they are within 30 minutes public transport time of community facilities. It should be noted that site H2 would involve a loss of an existing garden centre business with tourist attraction benefits. However there is scope to work with the business to relocate within the Borough to mitigate this impact. Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities. |
| | H2 | + | | |
| | H5 | + | | |
| | H7 | + | | |
| | H8 | + | | |
| 6. Environment, Biodiversity and Green | H1 | 0 | • Urban area / surrounding rural | Housing sites H1 and H2 are brownfield land and result in a neutral score. Site H5 has trees on site and is adjacent to Tree Preservation Orders (to the north west) and site H7 would involve the loss of hedgerow and natural and semi- |
| | H2 | 0 | | |
| | H5 | - | | |

¹ <https://www.historicengland.org.uk/listing/the-list/list-entry/1237292>

| | | | | |
|----------------|----|----|--|--|
| Infrastructure | H7 | - | <ul style="list-style-type: none"> • Long term • Permanent | <p>natural land. Thus both sites result in a minor negative score. Site H8 would involve the loss of existing hedgerows and trees and is adjacent to a Local Nature Reserve. Aerial photos indicate that site H8 is an area of mature hedgerow (with the current field pattern shown on Sanderson’s map of 1835), trees, rough grassland and scrub. In the absence of up to date surveys the value of the site is unknown but there is a reasonable likelihood of protected species being present. Impacts on biodiversity would certainly be greater than those presented by sites H5 and H7. Thus this site scores a major negative. Recommendations have been made for appropriate mitigation for sites H5, H7 and H8. It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure issues. For site H5, there may be long term and permanent loss of trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders adjacent to the site to be protected. Development on site H7 would result in a long term and permanent effect due to the loss of natural and semi natural land. For site H8, there may be the long term and permanent loss of an area of mature hedgerow, unless mitigation is in place to protect it.</p> |
| | H8 | -- | | |
| 7. Landscape | H1 | 0 | <ul style="list-style-type: none"> • Urban area / surrounding rural countryside • Short / long term • Temporary / permanent | <p>The housing sites, with the exception of site H1, have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). Site H1 was not assessed due to its location within the built up area of the village. The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation for all sites.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the impact of new houses being constructed would be short term and temporary, as with mitigation recommendations in place</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | - | | |
| | H8 | - | | |

| | | | | |
|----------------------|----|----|---|---|
| | | | | relating to the location of new development within the site and new planting the landscape would be protected in the longer term. |
| 8. Natural Resources | H1 | - | <ul style="list-style-type: none"> • Urban area • Short / medium / long term • Temporary / permanent | <p>The housing sites have mixed scores for various reasons:</p> <ul style="list-style-type: none"> - although site H1 is brownfield land, it is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus the site scores a minor negative. - although site H2 is brownfield land (which is a major positive), the development of the site could worsen the air quality in terms of generating additional vehicles travelling on Woodborough Road from the site (which is a minor negative). Overall, the site scores a minor positive. - site H5 would involve the loss of agricultural land grade 2 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus the site scores a major negative. - sites H7 and H8 would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Thus they score a minor negative. <p>Recommendations have been made for appropriate mitigation for all sites. It is noted that the development of the new housing would impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. Development on site H5 would lead to the long term and permanent loss of agricultural land grade 2. For sites H7 and H8, there may be the long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p> |
| | H2 | + | | |
| | H5 | -- | | |
| | H7 | - | | |
| | H8 | - | | |
| 9. Flooding | H1 | -- | <ul style="list-style-type: none"> • Urban area • Short term | <p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is a very small surface water flooding issue to the south of site H5, surface water flooding along Mansfield Road and a route of</p> |
| | H2 | 0 | | |
| | H5 | - | | |

| | | | | |
|-------------------------------|----|----|--|---|
| | H7 | 0 | <ul style="list-style-type: none"> • Temporary | <p>surface water flooding that follows the north and east edges of site H1 on Coppice Road. Sites H2, H7 and H8 drain towards a surface water attenuation facility at Coppice Road. Comments received from Environment Agency states that site specific flood risk assessments will be required focussing on surface water drainage. Further information will be required on the functioning and maintenance of the Coppice Road facility.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| | H8 | 0 | | |
| 10. Waste | H1 | - | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H2 | - | | |
| | H5 | - | | |
| | H7 | - | | |
| | H8 | - | | |
| 11. Energy and Climate Change | H1 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| 12. Transport | H1 | ++ | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Housing sites H1, H2, H7 and H8 are within 400 m of existing bus stops. Bus services include the No.56 (every 10, 20 and 30 minutes depending on time of day), No.58 (every 10 minutes) and No.59 (every 30 minutes) connecting to Nottingham City. The earliest bus that passes the Killisick area (Gleneagles Drive) for Arnold and Nottingham City is the No.58 at 5am and the last return bus from Nottingham City at 12.02am. Although site H5 is adjacent to an existing bus route, only part of the site falls within 400 m of existing bus stops for the Pronto service (every 10 minutes) so this site scores a minor positive. The earliest Pronto bus to Nottingham City passes Redhill (Ram Inn) at 6.00am and the last return bus from Nottingham City is 11.10pm. There are good direct bus routes to Arnold and Nottingham City for new residents to travel to work and the</p> |
| | H2 | ++ | | |
| | H5 | + | | |
| | H7 | ++ | | |
| | H8 | ++ | | |

| | | | | |
|-------------------------|----|---|---|---|
| | | | | <p>journeys are shorter in comparison to other housing sites in the rural area.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.</p> |
| 13. Employment | H1 | - | <ul style="list-style-type: none"> • Urban area • Short term • Temporary | <p>Housing sites H1 and H2 would involve the loss of a number of jobs. Recommended mitigation is to work with these businesses to relocate within the Borough. The remainder of the sites would involve no loss of jobs.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on job opportunities. It is considered the effect of job losses resulting from sites H1 and H2 would be short term and temporary due to other job opportunities in Arnold and elsewhere.</p> |
| | H2 | - | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| 14. Innovation | H1 | 0 | <ul style="list-style-type: none"> • No effect | <p>The development of the housing sites would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| 15. Economic Structure | H1 | - | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Housing sites H1 and H2 would involve the loss of employment land. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. The remainder of the sites would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on economic structure. It is considered the effect of the loss of employment land for sites H1 and H2 would be long term and permanent because they are being developed for houses.</p> |
| | H2 | - | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| Recommendations: | | | | |

- Ensure a range and affordability of homes on the housing sites (SA 1 Housing).
- Note that site H1 is within close proximity to a Listed Building (SA 3 Heritage and Design).
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) for site H5 (SA 8 Natural Resources).
- Information required on whether sites H7 and H8 are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources).
- Ensure that mitigation is in place to address air quality issues for sites H1, H2 and H5 (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding).
- Work with existing businesses to retain them within the Borough (SA 13 Employment and SA 15 Economic Structure).

Outcome:

- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- The impacts on Listed Buildings would be covered by a separate policy LPD26: Heritage Assets.
- The biodiversity impacts would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- The significant loss of best and most versatile (BMV) land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Air quality issues would be covered by a separate Policy LPD11: Air Quality.
- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- The Council would work with the applicant regarding the accommodation of existing businesses in the Borough.

Site Allocations in Carlton

Housing sites*

- H3 Willow Farm
- H4 Linden Grove
- H6 Spring Lane
- H9 Gedling Colliery/Chase Farm

Employment site

- E1 Gedling Colliery/Chase Farm

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| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H3 | ++ | <ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The housing sites would provide a total of 1,035 new homes within and on the edge of the Carlton area. It is noted that the Gedling Colliery/Chase Farm site (H9) will deliver a total of 1,050 new homes. However only 660 dwellings are expected to be built in the plan period up to 2028. Each site would provide at least 50 homes thus they all score major positive. Site H6 has outline permission for up to 150 homes (2014/0740) which would include 20% of affordable housing. The range and affordability of homes for the remainder of the housing sites is not certain at this stage. The employment site E1 would not provide any new homes thus this site scores neutral. It is anticipated there is a strong demand for affordable housing in Carlton area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Carlton (with the exception of the employment site E1). It is considered that the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p> |
| | H4 | ++ | |
| | H6 | ++ | |
| | H9 | ++ | |
| | E1 | 0 | |
| 2. Health | H3 | - | <ul style="list-style-type: none"> • Urban area <p>Not all of the sites are within 400 m of existing GPs, however they are within 30</p> |

* For the purposes of Policy LPD64: Urban Area in the Local Planning Document, the site allocations for the urban area are sorted by site size. For the purposes of the SA assessment, the urban area has been split into Arnold and Carlton and thus the site refs are not consecutive.

| | | | | |
|------------------------|----|---|---|--|
| | H4 | + | <ul style="list-style-type: none"> • Long term • Permanent | <p>minutes public transport time of GPs in the urban area. It is noted that site H3 is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to GPs so this scores a minor negative. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Carlton to cater for the new patients if they register in Carlton. Plains View Surgery may have capacity issue if the residents from the new development in Arnold decide to travel to Plains View Surgery. Some of the sites (H3 and H4) are within 400 m of existing recreational open space and the remainder of the sites (H6, H9 and E1) are adjacent to the Gedling Country Park which was opened in March 2015. As part of the planning application process for site H6, the planning report concludes the proposal would not erode the recreational function and character or public enjoyment of the Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health, with exception to H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p> |
| | H6 | + | | |
| | H9 | + | | |
| | E1 | + | | |
| 3. Heritage and Design | H3 | 0 | <ul style="list-style-type: none"> • Heritage assets in surrounding area • Short / long term • Temporary / permanent | <p>It is considered that the development of housing sites H3 and H6 would have no effect as the sites have no impact upon the significance of heritage assets (including their settings), thus they score neutral. Development of site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building² but not directly on its immediate setting, thus this site scores a minor negative. Recommendations have been made for appropriate mitigation. The Gedling Colliery/Chase Farm sites H9 and E1 cannot take place without the Gedling Access Road which is required to provide access to both sites. This would result in the loss of local interest building Glebe Farm (non-designated heritage asset) due to the construction of the Gedling Access Road, thus the Gedling Colliery/Chase Farm sites score a minor negative. The Gedling Access Road (2014/0915) was granted permission in December 2014. Condition 20</p> |
| | H4 | - | | |
| | H6 | 0 | | |
| | H9 | - | | |
| | E1 | - | | |

² <https://www.historicengland.org.uk/listing/the-list/list-entry/1265315>

| | | | | |
|----------------------------------|----|----|--|--|
| | | | | <p>states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place to level 3 of Understanding Historic Buildings 2006 and shall be submitted to Nottinghamshire County Council Historic Environment Record.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. For site H4, it is considered the effect would be short term and temporary, as with mitigation recommendations in place the Gedling House Grade II Listed Building would be protected in the longer term. However for the Gedling Colliery/Chase Farm sites H9 and E1, there would be a permanent loss of a local interest building (Glebe Farm).</p> |
| 4. Crime | H3 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H4 | 0 | | |
| | H6 | 0 | | |
| | H9 | 0 | | |
| | E1 | 0 | | |
| 5. Social | H3 | - | <ul style="list-style-type: none"> Urban area Long term Permanent | <p>Most of the sites are not within 400 m of community facilities, but are within 30 minutes public transport time. Although the south part of site H3 is within 400 m of a school, the site is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to community facilities so this scores a minor negative. The employment site E1 is not within 400 m of community facilities, but as the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it is assumed that the sites would be within 30 minutes public transport time of community facilities. Thus both sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities.</p> |
| | H4 | + | | |
| | H6 | + | | |
| | H9 | + | | |
| | E1 | + | | |
| 6. Environment, Biodiversity and | H3 | -- | <ul style="list-style-type: none"> Urban area / | <p>Three sites score major negative for various reasons. Site H3 would involve the loss of existing hedgerows and trees and there are Tree Preservation Orders</p> |
| | H4 | 0 | | |

| | | | | |
|----------------------|----|----|--|---|
| Green Infrastructure | H6 | 0 | surrounding rural countryside <ul style="list-style-type: none"> • Long term • Permanent | <p>within the site. There is a Local Wildlife Site within part of the Gedling Colliery/Chase Farm sites H9 and E1. Recommendations have been made for appropriate mitigation for sites H3, H9 and E1. It is unknown whether the development of the sites would result in a net increase in biodiversity gain. The remainder of the sites (H4 and H6) contain no existing designations, open space or Tree Preservation Orders so they score neutral. As part of the planning application process for site H6, the planning report states it is not possible to replace the habitat which would be lost and mitigation would be provided by the planting of replacement trees and the proposed infilling of gaps in the existing hedgerows with native species. Appropriate conditions are attached to the permission. The report also states whilst some woodland vegetation removal is unavoidable to create the access and development area, this would be mitigated by the provision of new hedgerow planting around the edges of the site. The report concludes that a reasonable balance has been achieved overall between the needs of the development and the ecological interest of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. For site H3, there may be long term and permanent loss of hedgerows and trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders on site H3 to be protected. Development on the Gedling Colliery/Chase Farm sites H9 and E1 could lead to the long term and permanent loss of Local Wildlife site.</p> |
| | H9 | -- | | |
| | E1 | -- | | |
| 7. Landscape | H3 | - | Urban area / surrounding rural countryside <ul style="list-style-type: none"> • Short term • Temporary | <p>Sites H3, H4 and H6 have been assessed by the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means "suitable for development" and a minor negative (-) means "develop with caution". Recommendations have been made for appropriate mitigation. The Gedling Colliery/Chase Farm sites H9 and E1 have not been assessed because they are identified as a strategic location in the Aligned Core Strategy and were assessed through that process. As part of the planning application process for site H6, the planning report states details of the landscaping of the proposed</p> |
| | H4 | 0 | | |
| | H6 | -- | | |
| | H9 | 0 | | |
| | E1 | 0 | | |

| | | | | |
|----------------------|----|---|---|---|
| | | | | <p>residential development would be required for consideration at the reserved matters stages. The current proposals for boundary treatment to the southeast/east of the site include hedgerows to property frontages and informal tree planting to soften views of the development from the Gedling Country Park. A further hedgerow would also be planted along the boundary between the site and the Country Park.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that new houses being constructed would result in a short term and temporary effect on. With mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p> |
| 8. Natural Resources | H3 | - | <ul style="list-style-type: none"> • Urban area • Short / medium / long term • Temporary / permanent | <p>The housing sites H3, H4 and H6 would involve the loss of agricultural land grade 3 so they score a minor negative. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation for these sites. The Gedling Colliery/Chase Farm sites H9 and E1 are on a former colliery and they score minor positive. Although the sites are not near the Air Quality Management Area, it is considered that the sites could worsen the air quality in terms of generating additional vehicles on major commuter routes into the city of Nottingham via Mapperley Plains/Plains Road and the ring road. Thus all sites, including the Gedling Colliery/Chase Farm sites, score minor negative. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. For sites H3, H4 and H6, there may be a long term and permanent</p> |
| | H4 | - | | |
| | H6 | - | | |
| | H9 | - | | |
| | E1 | - | | |

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|-------------------------------|----|---|---|--|
| | | | | loss of agricultural land grade 3a, unless development is directed towards any grade 3b land. |
| 9. Flooding | H3 | 0 | <ul style="list-style-type: none"> • Urban area • Short term • Temporary | <p>Site H4 falls within Flood Zone 2 which requires a Sequential Test. Housing sites H3 and H9 and employment site E1 do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is low risk of surface water flooding for the Gedling Colliery/Chase Farm sites H9 and E1. Comments received from the Environment Agency state that a holistic approach to surface water management is required on site H9. However if housing site H9 is being delivered in phases, the Environment Agency request consideration of site as a whole, not just individual parcels. As part of the planning application process for site H6, the Environment Agency has no objection to the proposals but confirmed the need for a sustainable surface water scheme, a remediation strategy to deal with the risks associated with contamination of the site and a scheme to treat and remove suspended solids from surface water run-off during construction works. Appropriate conditions are attached to the permission.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| | H4 | - | | |
| | H6 | 0 | | |
| | H9 | - | | |
| | E1 | - | | |
| 10. Waste | H3 | - | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p> |
| | H4 | - | | |
| | H6 | - | | |
| | H9 | - | | |
| | E1 | - | | |
| 11. Energy and Climate Change | H3 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> <p>It is noted that there is more opportunity for heat scheme for the housing site H9. This could be through negotiation as part of the planning application process.</p> |
| | H4 | 0 | | |
| | H6 | 0 | | |
| | H9 | 0 | | |
| | E1 | 0 | | |

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| 12. Transport | H3 | - | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Housing sites H4, H6 and employment site E1 are within 400 m of existing bus stops. Bus services include the No.44, No.45 (both every 7-10 minutes), No.47/47A/47B (depending on daytime – mostly hourly) and No.100 (every 30 minutes) connecting to Nottingham City. Housing sites H3 and H9 and employment site E1 are within 800 m of existing bus stops. There are good direct bus routes to Carlton and Nottingham City for new residents to travel to work and the journeys are shorted in comparison to other housing sites in the rural area. As the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it is assumed that the sites would be within 400 m of public transport networks and facilities. Thus both sites score a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing and future transport networks and facilities.</p> |
| | H4 | ++ | | |
| | H6 | ++ | | |
| | H9 | ++ | | |
| | E1 | ++ | | |
| 13. Employment | H3 | 0 | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Employment site E1 would provide new buildings for employment uses and create new jobs. Housing sites H3-H9 would involve no loss of jobs. It is noted that housing site H9 is within close proximity of employment site E1.</p> <p>It is considered there is a major positive effect in relation to the impact on job opportunities in Carlton. It is considered the effect of new jobs created would be long term and permanent.</p> |
| | H4 | 0 | | |
| | H6 | 0 | | |
| | H9 | 0 | | |
| | E1 | ++ | | |
| 14. Innovation | H3 | 0 | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Employment site E1 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H3-H9 would involve no loss of office uses. It is noted that housing site H9 is within close proximity of the employment site E1.</p> <p>It is considered there is a positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on employment site E1 would be long term and permanent.</p> |
| | H4 | 0 | | |
| | H6 | 0 | | |
| | H9 | 0 | | |
| | E1 | ++ | | |
| 15. Economic | H3 | 0 | <ul style="list-style-type: none"> • Urban area | Employment site E1 would provide new employment land for B1 to B8 uses. |

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| Structure | H4 | 0 | <ul style="list-style-type: none"> • Long term • Permanent | <p>Housing sites H3-H9 would involve no loss of employment, retail or mixed use land. It is noted that housing site H9 is within close proximity of employment site E1.</p> <p>It is considered there is a positive effect in relation to the impact on economic structure in Carlton. It is considered the effect would be long term and permanent.</p> |
| | H6 | 0 | | |
| | H9 | 0 | | |
| | E1 | ++ | | |

Recommendations:

- Ensure a range and affordability of homes on the housing sites (SA 1 Housing).
- Recording of heritage asset for the local interest building Glebe Farm (SA 3 Heritage and Design).
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design).
- Ensure reference is made to mitigation for Local Wildlife Site for the Gedling Colliery/Chase Farm sites (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Information required on whether sites H4, H9 and E1 are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources).
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H3 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- Condition 20 of planning permission 2014/0915 for the Gedling Access Road states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place. Should the permission lapse, the recording of heritage asset of the local interest building Glebe Farm would be covered by a separate Policy LPD31: Locally Important Heritage Assets.
- The site selection work has considered the impact on heritage assets. The impacts on heritage assets would be covered by a separate policy LPD26: Heritage Assets.
- The impacts on the Local Wildlife Site would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.

- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Information on whether sites H4, H9 and E1 are best and most versatile (BMV) land will be required through the planning application stage.
- Flood issues would be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues would be covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocation on the edge of Hucknall

Housing site

H10 Hayden Lane

| SA Objectives | Score | Assessment of effect | Commentary |
|------------------------|-------|---|---|
| 1. Housing | H10 | ++ <ul style="list-style-type: none"> On edge of Hucknall Long term Permanent | <p>The housing site would provide 120 new homes on the edge of Hucknall thus this scores major positive. The range and affordability of homes is not certain at this stage. It is anticipated there is strong demand for affordable housing in Hucknall area.</p> <p>It is considered there is a major positive effect in relation to the impact on housing on the edge of Hucknall. It is considered the effect of new houses provided on the edge of Hucknall would be long term and permanent.</p> |
| 2. Health | H10 | + <ul style="list-style-type: none"> Hucknall Long term Permanent | <p>The housing site is not within 400 m of existing GPs, however it is within 30 minutes public transport time of GPs in Hucknall. The site is within 400 m of existing recreational open space.</p> <p>It is considered there is a minor positive effect in relation to the impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p> |
| 3. Heritage and Design | H10 | 0 <ul style="list-style-type: none"> No effect | <p>It is considered that the site has no impact upon the significance of heritage assets (including their settings).</p> <p>It is considered there is a neutral effect in relation to the impact on heritage and design.</p> |
| 4. Crime | H10 | 0 <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| 5. Social | H10 | + <ul style="list-style-type: none"> Hucknall | <p>The housing site is not within 400 m of community facilities, however it is within</p> |

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| | | | <ul style="list-style-type: none"> • Long term • Permanent | <p>30 minutes public transport time of community facilities in Hucknall.</p> <p>It is considered there is a minor positive effect in relation to the impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities in Hucknall.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | H10 | 0 | <ul style="list-style-type: none"> • No effect | <p>There are no existing designations, open space or Tree Preservation Orders within the site. It is unknown whether the development of the site would result in a net increase in biodiversity gain.</p> <p>It is considered there is a neutral effect in relation to the impact on biodiversity and green infrastructure.</p> |
| 7. Landscape | H10 | - | <ul style="list-style-type: none"> • Hucknall / surrounding area • Short term • Temporary | <p>The site has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation.</p> <p>It is considered there is a minor negative effect in relation to the impact on landscape. It is considered that new houses being constructed would be short term and temporary effect for the landscape, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p> |
| 8. Natural Resources | H10 | -- | <ul style="list-style-type: none"> • Hucknall / surrounding area • Long term • Permanent | <p>The housing site would involve the loss of agricultural land grade 2. Recommendations have been made for appropriate mitigation. It is considered the site would have no impact on air quality in terms of additional vehicles from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>It is considered there is a major negative effect in relation to the impact on natural resources. Development on the site would lead to the long term and permanent loss of agricultural land grade 2.</p> |
| 9. Flooding | H10 | - | <ul style="list-style-type: none"> • Hucknall / | <p>The housing site does not fall within Flood Zones 2 and 3. The surface water</p> |

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| | | | surrounding area <ul style="list-style-type: none"> • Short term • Temporary | <p>flood risk map indicates there is a low risk of surface water flooding issue.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| 10. Waste | H10 | - | <ul style="list-style-type: none"> • Hucknall / surrounding area • Long term • Permanent | <p>The housing site would result in increased household waste.</p> <p>It is considered there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| 11. Energy and Climate Change | H10 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| 12. Transport | H10 | + | <ul style="list-style-type: none"> • Hucknall • Long term • Permanent | <p>Part of the site is within 400 m of existing bus stops for No.141 (hourly). The site is within 400 m of existing bus stops for No.728 (every two hours) connecting to Hucknall and Nottingham City. The earliest No.141 bus to Hucknall and Nottingham City passes the Papplewick Griffin's Head (on Papplewick Lane) at 6.38am and the last return bus from Nottingham City is 7.30pm. Although there are direct bus routes to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. Although it would be difficult to travel directly to employment areas to the south of the Borough, it would be less difficult to travel directly to employment areas within Hucknall and strategic site at Top Wighay Farm.</p> <p>It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.</p> |
| 13. Employment | H10 | 0 | <ul style="list-style-type: none"> • No effect | <p>The development of the housing site would involve no loss of jobs.</p> <p>It is considered there is a neutral effect in relation to the impact on economic</p> |

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| | | | | structure. |
| 14. Innovation | H10 | 0 | <ul style="list-style-type: none"> No effect | <p>The development of the housing site would involve no loss of office uses.</p> <p>It is considered there is a neutral effect in relation to the impact on innovation.</p> |
| 15. Economic Structure | H10 | 0 | <ul style="list-style-type: none"> No effect | <p>The development of the housing site would involve no loss of employment, retail or mixed use land.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p> |
| <p>Recommendations:</p> <ul style="list-style-type: none"> Ensure a range and affordability of homes on site (SA 1 Housing). Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing. The site selection work has considered the mitigation recommendations including the landscape buffer. | | | | |

Site Allocations in Bestwood Village

Housing sites

H11 The Sycamores
H12 Westhouse Farm
H13 Bestwood Business Park

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H11 | ++ | <ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent <p>The housing sites would provide a total of 455 new homes for Bestwood Village. Each site would provide at least 10 homes thus they all score major positive. Site H11 has planning permission (2007/0887) allowed by appeal (APP/N3020/A/08/2080951) for 25 homes (which consists of 16 x two, three and four bedroom houses and a single block of 9 x two bedroom apartments). A Lawful Development Certificate (2012/0479) to confirm that site has been implemented was granted in June 2012. No affordable housing is provided on site because the permission was granted before the threshold for affordable housing was changed. Site H12 has outline permission for 101 homes subject to a section 106 agreement (2014/0238) and the range and affordability of homes for the site is not certain at this stage. Site H13 has outline permission for up to 220 homes (2014/0214) and s106 requirements include an affordable housing contribution in lieu of 220 dwellings on site. The range of homes is not known at this stage.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Bestwood Village. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H12 | ++ | |
| | H13 | ++ | |
| 2. Health | H11 | + | <ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent <p>There is no GP in the village. The housing sites are within 30 minutes public transport time of GPs outside the village. Comments received from Nottingham North & East CCG indicate that the number of new houses does not warrant a new surgery in the village. New patients will have to travel to existing practices</p> |
| | H12 | + | |
| | H13 | + | |

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| | | | | <p>in Nottingham City and Hucknall. Hucknall has four practices of which three are generally at capacity. Sites H11 and H13 are adjacent to existing recreational open space and with close access to Bestwood Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p> |
| 3. Heritage and Design | H11 | - | <ul style="list-style-type: none"> Heritage assets within Bestwood Village and surrounding area Short term Temporary | <p>Site H11 is within a Conservation Area, thus there would be a minor impact on heritage assets. It is noted the site excludes the derelict house. Site H12 is some distance from the Conservation Area so this scores a neutral. Site H13 is adjacent to the Conservation Area and has impact on non-designated heritage assets (Parkland) identified in the HER. Thus this scores a minor negative. Heritage was one of the two main issues the Planning Inspector considered during an appeal against the planning decision for site H11. The Planning Inspector concluded that the proposal on site H11 would preserve and enhance the character and appearance of the Conservation Area. As part of the planning application process for site H13, the planning report concluded that no archaeological assets would be affected and there would be no effect on the Conservation Area or its settings.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. It is considered that the effect would be short term and temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p> |
| | H12 | 0 | | |
| | H13 | - | | |
| 4. Crime | H11 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H12 | 0 | | |
| | H13 | 0 | | |
| 5. Social | H11 | + | <ul style="list-style-type: none"> Bestwood Village Long term | <p>The housing sites are within 400 m of at least one of the community facilities within the village. All sites are also within 30 minutes public transport time of other community facilities outside the village. Thus they score minor positive.</p> |
| | H12 | + | | |
| | H13 | + | | |

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| | | | <ul style="list-style-type: none"> • Permanent | <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | H11 | -- | <ul style="list-style-type: none"> • Bestwood Village • Short / long term • Temporary / permanent | <p>Site H11 contains Tree Preservation Orders within the site and is adjacent to a Local Wildlife Site. Site H12 would involve the loss of existing hedgerow and trees. Site H13 (which is brownfield land) is adjacent to a Local Wildlife Site, Tree Preservations Orders and Bestwood Country Park. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H11, the planning report states two trees would be removed as they have been indicated as being of poor quality within the tree survey submitted as part of the application. Conditions are attached to the permission to ensure that other trees will be retained during and after construction. As part of the planning application process for site H12, the planning report confirms the proposed development would protect existing areas of biodiversity interest and provide new biodiversity features. As part of the planning application process for site H13, the planning report confirms that no objections were raised by the County Council's Nature Conservation Team and Nottinghamshire Wildlife Trust, subject to appropriate conditions to enhance or minimise any potential impacts on biodiversity.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place they would be protected in the longer term. Development on site H11 would lead to the long term and permanent loss of two poor quality trees.</p> |
| | H12 | - | | |
| | H13 | - | | |
| 7. Landscape | H11 | 0 | <ul style="list-style-type: none"> • Bestwood Village • Long term | <p>Site H12 has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The</p> |
| | H12 | 0 | | |
| | H13 | 0 | | |

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| | | | <ul style="list-style-type: none"> • Permanent | <p>score for site H12 reflects the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation. As part of the planning application process for site H12, the planning report confirms that the majority of the existing hedgerows and trees along the site boundaries would be retained and enhanced as part of any development, which would provide both good visual amenity and screening. In addition, the retained hedgerows would allow the wildlife corridors to continue to function and provide connectivity through the landscape. Sites H11 and H13 were not assessed in the Landscape and Visual Analysis of Potential Development Sites (2014) because site H11 has planning permission (and is currently under construction) and site H13 located within the built up area. As part of the planning application process for site H13, the planning report notes a small group of trees which extend into the south-eastern part of the site from the boundary. The report confirms the loss of trees would be negligible in relation to the overall contribution the trees make to the wider landscape and would be more than mitigated by the additional tree planting proposed.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p> |
| 8. Natural Resources | H11 | + | <ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent | <p>Site H11 is residential garden land so this scores a minor positive. As part of the planning application process for site H12, the planning report states the agricultural land classification map shows the land as being grade 3B and 4. Thus the site scores a neutral because they would not involve the loss of best and most versatile (BMV) land. Site H13 is brownfield land so this scores a major positive. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents. As part of the planning application process for site H13, the planning report confirms that an air quality assessment report has been submitted. Condition 6 of the permission requires the submission of a Dust Management Plan to control potential air pollution.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on natural</p> |
| | H12 | 0 | | |
| | H13 | ++ | | |

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| | | | | resources. The new houses will be built on brownfield land and agricultural land grade 3b and 4 which are not particularly good quality farm land which needs to be safeguarded from development. |
| 9. Flooding | H11 | - | <ul style="list-style-type: none"> • Bestwood Village • Short term • Temporary | <p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a very small area of high risk surface water flooding issue to the south of site H11 and there is a considerable amount of surface water flooding on site H13. Comments received from Environment Agency state that sites H12 and H13 require a site specific flood risk assessment to focus sustainable surface water drainage. As part of the planning application process for site H12, the planning report states that the proposal includes a sustainable drainage system to manage surface water runoff and the Environment Agency objected to the proposals. As part of the planning application process for site H13, the planning report states the Flood Risk Assessment confirms the surface water drainage systems will be designed to cope with surface water run off to standards acceptable to the Environment Agency.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| | H12 | 0 | | |
| | H13 | -- | | |
| 10. Waste | H11 | - | <ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent | <p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H12 | - | | |
| | H13 | - | | |
| 11. Energy and Climate Change | H11 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H12 | 0 | | |
| | H13 | 0 | | |
| 12. Transport | H11 | + | <ul style="list-style-type: none"> • Bestwood Village / surrounding | <p>The housing sites are within 400 m of existing bus stops. Bus services include the No.141 (hourly) connecting to Nottingham City and Sutton and No.728 (every two hours) connecting to Hucknall and Bulwell. The earliest No.141 bus</p> |
| | H12 | + | | |
| | H13 | + | | |

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| | | | <ul style="list-style-type: none"> area Long term Permanent | <p>passes the Bowling Green in the village at 7am and the last return bus from Nottingham City is 7.30pm. Although there are direct bus routes to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough (and Ashfield District). Thus the sites score minor positive. Sites H11 and H13 are adjacent to Sustrans National Cycle Route 6 connecting Hucknall and Nottingham City.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be term and permanent as new houses would be provided in close proximity to existing transport networks.</p> |
| 13. Employment | H11 | 0 | <ul style="list-style-type: none"> Bestwood Village / surrounding area Short term Temporary | <p>Sites H11 and H12 would involve no loss of jobs. Site H13 would involve the loss of large number of jobs. As part of the planning application process for site H13, the planning report has considered the loss of employment land which would result in the loss of jobs. The report states that the applicant's evidence suggests that the Bestwood Business Park does not support many jobs (about 60) which is collaborated by the views of local people as reported through the URS master planning work. The report concludes that the Bestwood Business Park is not an important source of local jobs.</p> <p>Overall, there is a significant neutral effect in relation to the cumulative impact on job opportunities, with the exception of site H13. It is considered the effect of job losses as the result of the development of new housing on site H13 would be short term and temporary because there would be other job opportunities elsewhere.</p> |
| | H12 | 0 | | |
| | H13 | -- | | |
| 14. Innovation | H11 | 0 | <ul style="list-style-type: none"> No effect | <p>Sites H11 and H12 would involve no loss of office uses. Site H13 contains mainly depot buildings with little office use.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | H12 | 0 | | |
| | H13 | 0 | | |
| 15. Economic | H11 | 0 | <ul style="list-style-type: none"> Bestwood | <p>Sites H11 and H12 would involve no loss of employment, retail or mixed use</p> |

| | | | | |
|---|-----|----|--|--|
| Structure | H12 | 0 | Village / surrounding area <ul style="list-style-type: none"> • Long term • Permanent | land. Site H13 would involve the loss of an existing employment site. Loss of employment land was considered as part of the planning application process for site H13. The planning report concludes that the Bestwood Business Park is under occupied despite the active marketing of the site (which has not been successful) and in terms of future needs for employment land in the Borough there is sufficient employment land supply to meet the requirements in Policy 4 of the Aligned Core Strategy. Overall, there is a significant neutral effect in relation to the cumulative impact on economic structure, with the exception of site H13. Although there would be long term and permanent loss of employment land for site H13, there is sufficient employment land supply elsewhere in the Borough to meet the requirements in Policy 4 of the Aligned Core Strategy. |
| | H13 | -- | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on sites H12 and H13 (SA 1 Housing). • Include a wider area for site H11 to pick up derelict building excluded (SA 1 Housing and SA 3 Heritage and Design). • Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 (SA 9 Flooding). • Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing. • There is an existing planning permission (2013/1178) for the demolition of the derelict building and develop four homes. • A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management. • The Employment Background Paper has considered the employment land supply including the loss of Bestwood Business Park for the plan period up to 2028. | | | | |

Site Allocations in Calverton

Housing sites

H14 Dark Lane
H15 Main Street
H16 Park Road

Employment site

E2 Hillcrest Park

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| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H14 | ++ | <ul style="list-style-type: none"> • Calverton • Long term • Permanent <p>The housing sites would provide a total of 537 new homes for Calverton. Each site would provide at least 10 homes thus they all score major positive. Site H14 has planning permission for 72 homes which consists of 4 x two bedroom flats, 21 x two bedroom dwellings, 18 x three bedroom dwellings, 19 x four bedroom dwellings, 6 x five bedroom dwellings and 4 x two bedroom bungalows (2012/1503). 15 of the 72 homes (20%) would be affordable housing. The range and affordability of homes is not certain at this stage for sites H15 and H16. The employment site E2 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Calverton (with exception to the employment site E2). It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H15 | ++ | |
| | H16 | ++ | |
| | E2 | 0 | |
| 2. Health | H14 | ++ | <p>There is one existing GP in the village. Housing site H14 is within 400 m of a GP in the village so this scores a major positive. Sites H16 and E2 are not within 400 m of GP and they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to GP in</p> |
| | H15 | - | |
| | H16 | + | |
| | E2 | + | |

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|------------------------|-----|----|---|---|
| | | | | <p>the village so this scores a minor negative. Comments received from Nottingham North & East CCG indicate that there is only one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. All sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p> |
| 3. Heritage and Design | H14 | -- | <ul style="list-style-type: none"> Heritage assets within Calverton and surrounding area Long term Permanent | <p>It is considered that there would be heritage impacts for site H14 due to the access to the site, thus this scores a major negative. The planning report for Conservation Area consent (2010/0514) to demolish a barn fronting Main Street to allow for vehicular access to the site are justified given the substantial public benefit that can be demonstrated. The report for the outline permission (2005/0910) states that English Heritage has confirmed that the harm to the Conservation Area would be less than substantial and the report concludes the design proposals would provide suitable mitigation ensuring that the scheme is sympathetic the Conservation Area setting. The planning report for the reserved matters for the residential development (2012/1503) states that the Conservation Consultant has no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area consent (2010/0514). The 2005/0910 report also concludes that on balance the provision of 72 new houses in a sustainable location constitutes a substantial public benefit sufficient to outweigh any potential harm to the setting of the Scheduled Ancient Monument at Fox Wood. An area of woodland has been proposed to further soften the boundary and conditions attached to the outline permission to ensure it is in keeping with the rural character of the area and are retained in the long term. The reserved matters report concludes that the details of the landscaping will have an acceptable relationship with the Conservation Area and the Scheduled Ancient Monument at Fox Wood. It is considered that</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | E2 | 0 | | |

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|---|-----|----|---|--|
| | | | | <p>sites H15, H16 and E2 have no impact upon the significance of heritage assets (including their settings).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with exception to housing site H14. For site H14, there would be a permanent loss of the barn within the Conversation Area to allow for vehicular access to the site.</p> |
| 4. Crime | H14 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | E2 | 0 | | |
| 5. Social | H14 | ++ | <ul style="list-style-type: none"> Calverton / surrounding area Long term Permanent | <p>Housing site H14 is within 400 m of community facilities in the village so this scores a major positive. The remainder of the sites are not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to community facilities in the village so this scores a minor negative.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| | H15 | - | | |
| | H16 | + | | |
| | E2 | + | | |
| 6. Environment, Biodiversity and Green Infrastructure | H14 | - | <ul style="list-style-type: none"> Calverton Short / long term Temporary / permanent | <p>All sites contain no existing designations, open space or Tree Preservation Orders. Site H14 would involve the loss of existing hedgerows and trees and is adjacent to Tree Preservation Orders. Site H15 would involve the loss of existing hedgerows and trees. Site H16 is adjacent to existing open space. Thus the sites score a minor negative. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H14, the existing hedgerow to the centre of the upper</p> |
| | H15 | - | | |
| | H16 | - | | |
| | E2 | 0 | | |

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| | | | | <p>site is to be removed to facilitate development and further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. The new hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. Development on sites H15 and H16 would lead to the long term and permanent loss of existing hedgerows.</p> |
| 7. Landscape | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Short term • Temporary | <p>Sites H15 and H16 have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development” and a minor negative means “develop with caution”. Recommendations have been made for appropriate mitigation for both sites. Site H16 only forms part of the southern part of reasonable alternative site 6/47 to avoid areas of higher landscape value to the north. Sites H14 and E2 have not been assessed due to site H14 being allocated in the Replacement Local Plan and site E2 being located within the built up area of the village. As part of the planning application process for site H14, the planting of the new hedgerows will help to integrate the development into the rural setting.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the effect would be short term and temporary. With mitigation recommendations in place they would be protected in the longer term.</p> |
| | H15 | 0 | | |
| | H16 | - | | |
| | E2 | 0 | | |
| 8. Natural Resources | H14 | - | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Sites H15 and E2 would involve the loss of agricultural land grade 3. A small part of site H16 is currently a car park which is a brownfield land and the majority is greenfield land and would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e.</p> |
| | H15 | - | | |
| | H16 | - | | |
| | E2 | - | | |

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|-------------------------------|-----|---|--|--|
| | | | | <p>grade 3a. Recommendations have been made for appropriate mitigation. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. No reference was made to the agricultural land classification as part of the planning application process for site H14.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless mitigations are in place to develop on grade 3b.</p> |
| 9. Flooding | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Short term • Temporary | <p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a surface water route that runs across site H16. Comments received from Environment Agency states that sites H15 and H16 requires a specific flood risk assessments focussing on holistic approach to sustainable surface water management. As part of the planning application process for site H14, a Flood Risk Assessment has been submitted and the Environment Agency confirmed they had no objections.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| | H15 | 0 | | |
| | H16 | - | | |
| | E2 | 0 | | |
| 10. Waste | H14 | - | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a cumulative minor negative effect in relation to waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p> |
| | H15 | - | | |
| | H16 | - | | |
| | E2 | - | | |
| 11. Energy and Climate Change | H14 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |

| | | | | |
|----------------|-----|----|---|---|
| | E2 | 0 | | |
| 12. Transport | H14 | + | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Housing sites H14, H16 and employment site E2 are within 400 m of existing bus stops on Main Street, Park Road and Collyer Road. Bus services include the Calverton Connection (every 15 minutes) connecting to Nottingham City. The earliest bus from Calverton Gleaners to Arnold and Nottingham City is 6.04am and the last return bus from Nottingham City is 11.30pm. The majority of housing site H15 is not within 400 m of existing bus stops, thus this scores a minor negative. Although there are direct bus routes to Arnold and Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City. There is less range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough. Thus the sites score minor positive. It is noted there are existing employment sites (as well as the new allocated employment site E2) within the village so there is good access to those sites without the use of private car.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.</p> |
| | H15 | - | | |
| | H16 | + | | |
| | E2 | + | | |
| 13. Employment | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Employment site E2 would provide new buildings for employment uses and create new jobs. Housing sites H14, H15 and H16 would involve no loss of jobs.</p> <p>For site E2, there is a major positive effect in relation to the impact on job opportunities. It is considered the effect of new jobs created would be long term and permanent.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | E2 | ++ | | |
| 14. Innovation | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Employment site E2 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H14, H15 and H16 would involve no loss of office uses.</p> <p>For site E2, there is a major positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on site would be long term and permanent.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | E2 | ++ | | |
| 15. Economic | H14 | 0 | • Calverton | Employment site E2 would provide new employment land for B1 to B8 uses. |

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|-----------|-----|----|--|---|
| Structure | H15 | 0 | <ul style="list-style-type: none"> • Long term • Permanent | <p>Housing sites H14, H15 and H16 would involve no loss of employment, retail or mixed use land. It is noted that the housing sites H15 and H16 are within proximity of the protected employment site at the former Calverton Colliery.</p> <p>For site E2, there is a major positive effect in relation to the impact on economic structure. It is considered the effect would be long term and permanent.</p> |
| | H16 | 0 | | |
| | E2 | ++ | | |

Recommendations:

- Ensure a range and affordability of homes on housing sites H15 and H16 (SA 1 Housing).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Information required on whether sites H15, E2 and part of H16 are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H15 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Information on whether sites H4, H9 and E1 are best and most versatile (BMV) land will be required through the planning application stage.
- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues would be covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocations in Ravenshead

Housing sites

H17 Longdale Lane A

H18 Longdale Lane B

H19 Longdale Lane C

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H17 | ++ | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>The housing sites would provide a total of 130 new homes in Ravenshead. Each site would provide at least 10 homes thus they all score major positive. Site H19 has outline permission for up to 70 homes (2013/0836) comprising 21 retirement homes (bungalows) and 49 other dwellings. 9 of the 70 homes are proposed to be affordable 2 bedroom bungalows and there would be a commuted sum for the provision of 12 affordable units elsewhere in the Borough. The range and affordability of homes for each site is not certain at this stage for sites H17 and H18.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Ravenshead. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H18 | ++ | |
| | H19 | ++ | |
| 2. Health | H17 | + | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>There is one existing GP in the village. The housing sites are within 800 m of GP in the village, not 400 m. Comments received from Nottingham North & East CCG indicate that patients tend to travel into Hucknall, Kikby or Blidworth. The number of anticipated additional patients is small so the new housing sites should not have a great impact on the existing practices. Site H17 is adjacent to recreational open space and sites H18 and H19 are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new</p> |
| | H18 | + | |
| | H19 | + | |

| | | | | |
|---|-----|----|--|--|
| | | | | houses would be provided in close proximity to existing recreational open space and GP within the village. |
| 3. Heritage and Design | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that both sites have no impact upon the significance of heritage assets (including their settings).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 4. Crime | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 5. Social | H17 | + | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>The housing sites are within 400 m of a leisure centre which is located on the edge of the village. The sites are within 800 m of community facilities – a post office, a village hall, a library and a primary school – within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as the new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| | H18 | + | | |
| | H19 | + | | |
| 6. Environment, Biodiversity and Green Infrastructure | H17 | - | <ul style="list-style-type: none"> Ravenshead Short / long term Temporary / permanent | <p>None of the sites contain existing designations, open space or Tree Preservation Orders. Site H17 is adjacent to an area of open space. Sites H18 and H19 are adjacent to a Local Wildlife Site and Tree Preservation Orders. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain. It is noted that site H18 was formerly a Local Wildlife Site and is likely to still qualify as the Section 41 habitat “Lowland Heathland”, despite ongoing attempts to remove this habitat. Thus this site scores a major negative. As part of the planning application process for site H19, an Ecological Appraisal has been submitted and Nottinghamshire Wildlife Trust raise no objections to the proposed development. The Ecological Appraisal has identified the key habitats present on the site and makes recommendations for the retention and enhancement of biodiversity assets within the site masterplan to achieve a clear</p> |
| | H18 | -- | | |
| | H19 | - | | |

| | | | | |
|----------------------|-----|---|--|--|
| | | | | <p>net gain for biodiversity with a strong green infrastructure focus running through the site. The plans include provision of a 15 m wide buffer strip of landscaping along the south eastern boundary and creation of a green corridor (with planting) across the site separating site H19 and site H17. The plans also include a landscaped buffer strip to the south east part of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary effect, as with mitigation recommendations in place they would be protected in the longer term. However, development on site H18 could lead to the long term and permanent loss of the Section 41 habitat "Lowland Heathland".</p> |
| 7. Landscape | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The reasonable alternative site 6/39 that makes up the three housing sites has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the score used in the previous SA assessment on site 6/39. The scores reflect the landscape report findings. A neutral score means "suitable for development". Recommendations have been made for appropriate mitigation for the sites. As part of the planning application process for site H19, a Landscape Visual Assessment has been carried out. The assessment concludes that no key characteristics in the landscape would be lost and the visual impact would be mainly limited to effects on the approach along Longdale Lane. Views for the east would be affected but could be ameliorated by boundary screening and new planting.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 8. Natural Resources | H17 | - | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>The housing sites would involve the loss of natural and semi-natural land. Recommendations have been made for appropriate mitigation. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> |
| | H18 | - | | |
| | H19 | - | | |

| | | | | |
|-------------------------------|-----|---|--|---|
| | | | | Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There will be long term and permanent loss of natural and semi-natural land. |
| 9. Flooding | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates surface water flooding route runs along Longdale Lane although the Environment Agency confirms there is no issue with surface water flood risk. Comments received from the Environment Agency states that a holistic approach to sustainable surface water management is required. As part of the planning application process for site H19, a Flood Risk Assessment and Drainage Strategy was submitted. The plans indicate that surface water will be accommodated by soakaways including a cellular storm water storage facility and sustainable urban drainage (SuDs) techniques are also proposed. Details will be provided at reserved matters stage.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 10. Waste | H17 | - | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H18 | - | | |
| | H19 | - | | |
| 11. Energy and Climate Change | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 12. Transport | H17 | + | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>There is no bus service that runs past the three housing sites. As part of the planning application process for site H19, a Transport Assessment has been submitted. The assessment recognises the need for connectivity to existing bus services if site users are to rely on these as a viable means of transport. The assessment states the site lies on a route served by the community bus which travels around the village on Tuesdays and Thursdays. Residents have to walk to the A60 to access the Pronto (every 10 minutes) connecting to Arnold, Nottingham City and Mansfield. The earliest Pronto bus to Arnold and Nottingham City passes Newstead Abbey Gates at 5.50am and the last return</p> |
| | H18 | + | | |
| | H19 | + | | |

| | | | | |
|--|-----|---|-------------|--|
| | | | | <p>bus from Nottingham City is 11.10pm. For the opposite direction, the earliest Pronto bus to Mansfield passes Newstead Abbey Gates at 6.45am and the last return bus is 10.25pm. There are direct bus routes to Nottingham City, Arnold and Mansfield for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City (and approx 20 minutes to Mansfield). There is less range of bus routes and it would be difficult to travel to other employment areas in the Borough. Thus all sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p> |
| 13. Employment | H17 | 0 | • No effect | <p>The sites would involve no loss of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 14. Innovation | H17 | 0 | • No effect | <p>The sites would involve no loss of office uses.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| 15. Economic Structure | H17 | 0 | • No effect | <p>The sites would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Reconsider sites comprehensively in terms of requirements for public open space, flooding etc. • Ensure a range and affordability of homes on housing sites H17 and H18 (SA 1 Housing). • Acknowledge the habitat “Lowland Heathland” on site H18 (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape). • Need to acknowledge a holistic approach to sustainable surface water management required (SA 9 Flooding). • Ensure that there is connectivity to existing bus services (SA 2 Health, SA 5 Social and SA 12 Transport). | | | | |

Outcome:

- Each site has different status (one has planning permission) so unable to reconsider sites comprehensively.
- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- For the loss of the habitat “Lowland Heathland” on site H18, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid – to mitigate and as a last resort compensate for any damage where it cannot be avoided. Policy LPD18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures.
- The biodiversity impacts would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues would be covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocations in Burton Joyce

Housing sites

H20 Millfield Close

H21 Orchard Close

| SA Objectives | Score | Assessment of effect | Commentary |
|------------------------|-------|----------------------|---|
| 1. Housing | H20 | ++ | <ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent <p>The housing sites would provide a total of 35 new homes in Burton Joyce. Each site would provide at least 10 homes thus they all score major positive. The range and affordability of homes for each site is not certain at this stage. The sites are for 15 homes which meet the threshold for affordable housing.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Burton Joyce. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H21 | ++ | |
| 2. Health | H20 | + | <ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent <p>There are two existing GPs in the village. Site H20 is not within 400 of the two GPs, however it is within 800 m of one of the two GPs. Site H21 is within 400 m of one GP. Comments received from Nottingham North & East CCG indicates that there are two practises in the village which currently have capacity so it is expected they could cater for the number of additional patients. The sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GPs within the village.</p> |
| | H21 | ++ | |
| 3. Heritage and Design | H20 | 0 | <ul style="list-style-type: none"> • No effect <p>It is considered that the housing sites have no impact upon the significance of heritage assets (including their settings).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage</p> |
| | H21 | 0 | |

| | | | | |
|---|-----|----|--|--|
| | | | | and design. |
| 4. Crime | H20 | 0 | <ul style="list-style-type: none"> No effect | The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. |
| | H21 | 0 | | |
| 5. Social | H20 | + | <ul style="list-style-type: none"> Burton Joyce Long term Permanent | <p>Site H20 is not within 400 m of community facilities within the village, however it is within 30 minutes public transport time. Site H21 is within 400 m of community facilities – a post office, a library and a primary school – within the village. Thus this site scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| | H21 | ++ | | |
| 6. Environment, Biodiversity and Green Infrastructure | H20 | - | <ul style="list-style-type: none"> Burton Joyce Long term Permanent | <p>None of the sites contain existing designations, open space or Tree Preservation Orders. Site H20 would involve the loss of existing rough grassland, bracken and trees. Site H21 would involve the loss of existing trees. Thus all sites score minor negative. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be permanent loss of trees on all sites and permanent loss of rough grassland and bracken on site H20.</p> |
| | H21 | - | | |
| 7. Landscape | H20 | 0 | <ul style="list-style-type: none"> No effect | <p>The housing sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development”. Recommendations have been made for appropriate mitigation for all sites.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on</p> |
| | H21 | 0 | | |

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| | | | | landscape. |
| 8. Natural Resources | H20 | - | <ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent | <p>All sites score minor negative because they would involve the loss of agricultural land grade 3. It is unknown whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless mitigations are in place to develop on grade 3b.</p> |
| | H21 | - | | |
| 9. Flooding | H20 | -- | <ul style="list-style-type: none"> • Burton Joyce • Short term • Temporary | <p>Site H21 does not fall within Flood Zones 2 and 3 and is on relatively steep sloping catchment. Site H20 falls within Flood Zone 2 and the surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority there may be an access issue onto the A612 in the more extreme surface water floods. Recommendations have been made for appropriate mitigation. Comments received from the Environment Agency states site H20 requires a sequential test to be applied.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the flooding issue would be managed in the longer term.</p> |
| | H21 | 0 | | |
| 10. Waste | H20 | - | <ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent | <p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H21 | - | | |
| 11. Energy and Climate Change | H20 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency</p> |
| | H21 | 0 | | |

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| | | | | measures, which are unknown at this stage. |
| 12. Transport | H20 | + | <ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent | <p>The housing sites are within 400 m of existing bus stops on Main Street and A612 Nottingham Road. Bus services include the No.100 (every 30 minutes) connecting to Nottingham City and Southwell. The earliest bus to Nottingham City passes Wheathsheaf Court in the village at 06.04am and the last return bus is 23.05pm. Site H21 is within 400 m of the train station in the village for trains connecting to Leicester, Nottingham, Newark and Matlock. Although there are direct bus and train routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p> |
| | H21 | + | | |
| 13. Employment | H20 | 0 | <ul style="list-style-type: none"> • No effect | <p>The sites would involve no loss of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.</p> |
| | H21 | 0 | | |
| 14. Innovation | H20 | 0 | <ul style="list-style-type: none"> • No effect | <p>The sites would involve no loss of office uses.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | H21 | 0 | | |
| 15. Economic Structure | H20 | 0 | <ul style="list-style-type: none"> • No effect | <p>The sites would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure.</p> |
| | H21 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on the housing sites (SA 1 Housing). • Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape). | | | | |

- A sequential test is required for site H20 (SA 9 Flooding).

Outcome:

- A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing.
- The biodiversity impacts would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.

Site Allocation in Newstead

Housing site

H22 Station Road

Page 1246

| SA Objectives | Score | Assessment of effect | Commentary |
|------------------------|-------|--|---|
| 1. Housing | H22 | ++ <ul style="list-style-type: none"> • Newstead • Long term • Permanent | <p>One housing site allocated in Newstead for 40 new homes. This scores a major positive. The range and affordability of homes on site is not certain at this stage. It is considered that Newstead is unlikely to need to accommodate people on the housing register. The important role is to increase the housing supply and regenerate the area.</p> <p>It is considered there is a major positive effect in relation to the impact on housing in Newstead. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| 2. Health | H22 | + <ul style="list-style-type: none"> • Newstead • Long term • Permanent | <p>There is no GP in the village. The site is within 30 minutes public transport time of existing GPs outside the village. The site is within 400 m of existing recreational open space.</p> <p>It is considered there is a minor positive effect in relation to the impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p> |
| 3. Heritage and Design | H22 | 0 <ul style="list-style-type: none"> • No effect | <p>It is considered that the site has no impact upon the significance of heritage assets (including their settings). It is noted that the site is adjacent to a public house.</p> <p>It is considered there is a neutral effect in relation to the impact on heritage and design.</p> |
| 4. Crime | H22 | 0 <ul style="list-style-type: none"> • No effect | <p>The impact of development upon crime is dependent upon design and a series</p> |

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| | | | | of secondary factors not related to site allocation. |
| 5. Social | H22 | ++ | <ul style="list-style-type: none"> • Newstead • Long term • Permanent | <p>The site is within 400 m of existing community facilities – a post office, a community centre and a primary school – within the village.</p> <p>It is considered there is a major positive effect in relation to the impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | H22 | - | <ul style="list-style-type: none"> • Newstead • Short term • Temporary | <p>The site contains no existing designations, open space or Tree Preservation Orders. The site is adjacent to existing open space. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the site would result in a net increase in biodiversity gain.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural environment. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the open space adjacent to the site would be protected in the longer term.</p> |
| 7. Landscape | H22 | 0 | <ul style="list-style-type: none"> • No effect | <p>The site has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation.</p> <p>It is considered there is a neutral effect in relation to the impact on landscape.</p> |
| 8. Natural Resources | H22 | - | <ul style="list-style-type: none"> • Newstead • Long term • Permanent | <p>The site would involve the loss of grazing land. It is considered the site would have no impact on air quality in terms of additional vehicles generating from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural resources. There would be long term and permanent loss of grazing</p> |

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| | | | | land. |
| 9. Flooding | H22 | - | <ul style="list-style-type: none"> No effect | <p>The site does not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is low risk of surface water flooding. No comments have been received from the Environment Agency regarding this site.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| 10. Waste | H22 | - | <ul style="list-style-type: none"> Newstead Long term Permanent | <p>The site would result in increased household waste.</p> <p>It is considered there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| 11. Energy and Climate Change | H22 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| 12. Transport | H22 | + | <ul style="list-style-type: none"> Newstead Long term Permanent | <p>The site is within approximately 400 m of existing bus stops on Hucknall Road. Bus services include The Threes (every 30 minutes) connecting to Nottingham City, Kirkby and Mansfield. The earliest bus to Nottingham City passes Newstead Triangle in the village at 5.33am and the last return bus is 11.30pm. The earliest bus to Kirkby passes Newstead Triangle in the village at 5.40am and the last return bus is 11.31pm. The site is adjacent to train station in the village connecting to Nottingham (hourly) and Worksop (hourly). The site is also within 400 m of a national cycle path. Although there are direct bus and train routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in Gedling Borough (and Ashfield District). It is noted that there is an existing business park within the village so there is good access to employment without the use of private car.</p> |

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| | | | | It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks. |
| 13. Employment | H22 | 0 | • No effect | <p>The site would involve no loss of jobs. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on job opportunities.</p> |
| 14. Innovation | H22 | 0 | • No effect | <p>The site would involve no loss of office uses.</p> <p>It is considered there is a neutral effect in relation to the impact on innovation.</p> |
| 15. Economic Structure | H22 | 0 | • No effect | <p>The site would involve no loss of employment, retail or mixed use land. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p> |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on site (SA 1 Housing). • Extend site to include adjacent public house as to enable development for re-use as residential or other use (SA 1 Housing and Sa 3 Heritage and Design). • Ensure that mitigation recommendations for landscape are implemented (SA 7 Landscape). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing. • It has been agreed to amend the site boundary to include the adjacent public house. • The site selection work has considered the mitigation recommendations including the landscape buffer. | | | | |

Site Allocations in Woodborough

Housing sites

H23 Ash Grove

H24 Broad Close

Page 1250

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H23 | ++ | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent <p>The housing sites would provide a total of 25 new homes for Woodborough. Each site would provide at least 10 homes thus they all score major positive. Site H23 has planning permission for 12 homes (2005/0901) which consists of five x 3 bedroom bungalows, four x 2 bedroom bungalows and three x 3 bedroom split-level houses. The range and affordability of homes is not certain at this stage for site H24. The size of site H23 is small so there is a limited opportunity for affordable housing. Site H24 is for 15 homes which meets the threshold as set out in the Affordable Housing Supplementary Planning Document (2009).</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Woodborough. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H24 | ++ | |
| 2. Health | H23 | + | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent <p>There is no GP in the village. Both sites are within 30 minutes public transport time of existing GPs outside the village. Comments received from Nottingham North & East CCG indicate that patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. Both sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space</p> |
| | H24 | + | |

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| | | | | and with good public transport access to existing GPs outside the village. |
| 3. Heritage and Design | H23 | - | <ul style="list-style-type: none"> • Woodborough • Short term • Temporary | <p>The Impact of Possible Development Sites on Heritage Assets (2015) concludes that development on site H23 would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area. Recommendations have been made for appropriate mitigation. It is noted that heritage issues were not addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24 is made up of two reasonable alternative sites and the Impact of Possible Development Sites on Heritage Assets (2015) states the cumulative impact of developing both reasonable alternative sites would cause an impact on Woodborough Conservation Area. Recommendations have been made for appropriate mitigation.</p> <p>Overall, there is a negative effect in relation to the impact on cumulative heritage and design. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p> |
| | H24 | -- | | |
| 4. Crime | H23 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H24 | 0 | | |
| 5. Social | H23 | + | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent | <p>Site H23 is within 800 m of a village hall and a primary school within the village. Site H24 is within 400 m of a primary school within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| | H24 | + | | |
| 6. Environment, Biodiversity and Green Infrastructure | H23 | -- | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent | <p>Site H23 is residential garden land and includes a moderately extensive area of woodland. Thus this scores a major negative. Heritage issues were not addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24 would involve the loss of natural and semi-natural land and a small part of the site is residential garden.</p> |
| | H24 | - | | |

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| | | | | <p>Thus this scores a minor negative. Recommendations have been made for appropriate mitigation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that effect on development on site H24 would be the long term and permanent loss of natural and semi natural land. Development on site H23 is likely to require the removal of the woodland so this would mean long term and permanent loss.</p> |
| 7. Landscape | H23 | 0 | <ul style="list-style-type: none"> No effect | <p>The sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation. Landscape issues were not considered during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p> |
| | H24 | 0 | | |
| 8. Natural Resources | H23 | + | <ul style="list-style-type: none"> Woodborough Long term Permanent | <p>Site H23 is part residential garden land and part undeveloped land. It is assumed the undeveloped land is non-agricultural soil. A large part of site H24 is natural and semi-natural land and the remainder of the site is residential garden so this scores a minor negative. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a major negative effect in relation to the cumulative impact on natural resources. For site H24, there would be the long term and permanent loss of natural and semi-natural land.</p> |
| | H24 | - | | |
| 9. Flooding | H23 | - | <ul style="list-style-type: none"> Woodborough | <p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk</p> |

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| | H24 | - | <ul style="list-style-type: none"> • Short term • Temporary | <p>map indicates there is no significant surface water flooding issue for both sites. According to the Local Lead Flood Authority, sites H23 and H24 would be impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. Comments received from the Environment Agency states that surface water disposal needs to be carefully considered to ensure that flood risk is not increased in the village and where possible provide an overall reduction in flood risk. A holistic approach to surface water management is required.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| 10. Waste | H23 | - | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent | <p>The sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H24 | - | | |
| 11. Energy and Climate Change | H23 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H24 | 0 | | |
| 12. Transport | H23 | + | <ul style="list-style-type: none"> • Woodborough • Long term • Permanent | <p>All sites are within 400 m of existing bus stops on Main Street. Bus services include the No.47/47A/47B (depending on daytime – mostly hourly) connecting to Nottingham City and Lowdham. The earliest bus to Nottingham City passes the church in the village at 6.05am and the last return bus from Nottingham City is 23.05pm. Although there are direct bus routes to Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel. There is less range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on</p> |
| | H24 | + | | |

| | | | | |
|--|-----|---|-------------|--|
| | | | | transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks. |
| 13. Employment | H23 | 0 | • No effect | The sites would involve no loss of jobs. Overall, there is a neutral effect in relation to the cumulative impact on job opportunities. |
| | H24 | 0 | | |
| 14. Innovation | H23 | 0 | • No effect | The sites would involve no loss of office uses. Overall, there is a neutral effect in relation to the cumulative impact on innovation. |
| | H24 | 0 | | |
| 15. Economic Structure | H23 | 0 | • No effect | The sites would involve no loss of employment, retail or mixed use land. Overall, there is a neutral effect in relation to the cumulative impact on economic structure. |
| | H24 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on site H24 (SA 1 Housing). • Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design). • Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape). • Alternative means of access need to be guaranteed that does not involve access through Main Street, surface water disposal needs to be considered and holistic approach to surface water management is required (SA 9 Flooding). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • A policy on site allocations would list the requirements including affordable housing. The affordable housing requirement for each site would be covered by a separate Policy LPD36: Affordable Housing. • The site selection work has considered the impact on heritage assets. The impacts on heritage assets would be covered by a separate policy LPD26: Heritage Assets. • The biodiversity impacts would be covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity. • The site selection work has considered the mitigation recommendations including the landscape buffer. | | | | |

- A policy on site allocations would list the requirements including the flood risk assessments. Flood issues would also be covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management. One of the two sites (H23) has existing planning permission so the alternative access to that site cannot be resolved.

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Gedling Borough Council

Habitats Regulations Assessment

February 2016

Page 1257

Introduction

1. The Habitats Regulations Assessment as required under the European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010 require that Local Plans undergo an assessment to determine whether or not the Local Plan will have a significant effect on sites of European importance for nature conservation.

Part 1 Local Plan

2. The Part 1 Local Plan, the Aligned Core Strategy adopted September 2014, was the subject of a Habitats Regulations Assessment in light of the information available to indicate that the Sherwood Forest area may be formally proposed as a Special Protection Area in the near future, in recognition of the internationally important populations of woodlark and nightjar in this locality. A summary of the key stages of this appraisal are outlined below in **Appendix 1**. This concluded that any significant effects were capable of mitigation through changes to the Aligned Core Strategy which were subsequently made.

Part 2 Local Plan

3. Since the adoption of the Aligned Core Strategy in September 2014 work has been ongoing with the development of the Part 2 Local Plan, the Local Planning Document. This work confirms that there has not been any significant change in policy to housing distribution. The HRA process has been able to inform and influence the policy options and preferred sites as they have been considered. The screening of the 70 Part 2 Local Planning Document policies has been undertaken as shown in **Appendix 2**. The screening exercise as it relates to the prospective Sherwood Forest Special Protection Area is effectively a 'shadow' HRA given that the area is not yet a designated site. The LPD policies cover the following areas:

- Climate change, flood risk and water management;
- Environmental protection;
- Natural environment;
- Open space and recreational facilities;
- Historic environment;
- Design;
- Homes;
- Employment;
- Retail and community facilities; and
- Transport.

4. However, as the Local Planning Document is in general conformity with the Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a Likely Significant Effect on the prospective Sherwood SPA (or other European sites) and therefore will not need to be taken forward to the next stage of assessment.

5. A review of the 24 proposed housing allocations and 2 employment allocations in the LPD is shown in **Appendix 3** also confirms that there are no significant effects. Table 1 below highlights that there have been changes in the housing distribution for the Local Planning Document when compared with the Aligned Core Strategy with a reduction in all areas apart from within and adjoining the urban area (being the area with least impact on the pSPA).

| | Aligned Core Strategy (adopted Sept 2014) | Draft Local Planning Document |
|--|--|-------------------------------|
| In or adjoining the main built up area of Nottingham | Approx. 4,045 | 4,330 |
| Hucknall | Up to 1,300 homes | 1,265 |
| Bestwood village | Up to 560 homes | 525 |
| Calverton | Up to 1,055 homes | 720 |
| Ravenshead | Up to 330 homes | 250 |
| Other villages | Up to 260 homes | 160 |

6. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to pSPA the actual numbers have been reduced. One site in Calverton, Park Lane, has a significantly fewer number of dwellings when compared with what was proposed in the ACS. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective SPA. The need for a further assessment of potential effects will be included within policy.
7. Natural England has confirmed in March 2016 that the HRA of the LPD provides an appropriate record of the HRA process to date and an appropriate screening of the proposed policies, in light of Natural England's Advice Note (updated March 2014) which recommends that authorities dealing with plans or projects in the Sherwood area take a risk based approach and future proof any plans adopted or development decisions made.
8. Natural England recognises that the housing distribution in the LPD has remained the same as the ACS, but with some of the housing figures being significantly reduced. The reduction in housing numbers for sites H15 Main Street and H16 Park Road (both in Calverton) is welcomed, being adjacent to sites identified as important for nightjar and woodlark. The lower housing figures would reduce the potential recreational impact on these sites.

SPA classification

9. If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

Appendix 1

Summary of Key Stages of Habitats Regulations Appraisal for the Aligned Core Strategy

Habitats Regulations Appraisal Screening Record (Sept 2010)

This report rigorously tested the proposed Aligned Core Strategies for its potential effects on European sites in accordance with the legislation, Conservation of Habitats and Species Regulations 2010. **Natural England confirmed in November 2010**, that they considered it consistent with government guidance on HRA of development plans. The advocated risk based approach was followed on a “precautionary basis” and treated the prospective Sherwood SPA as if it was a pSPA.

However, Natural England noted that it was not possible to rule out the likelihood of a significant effect on the Park Forest part of the prospective Sherwood Forest SPA. This was as a result of increased nitrogen deposition affecting the habitats of birds for which the site may be classified, arising from the Top Wighay Farm allocation in the Aligned Core Strategies, in combination with other plans or projects. The recommendation concluded that an “appropriate assessment” may be required.

Habitats Regulations Appraisal for Further Assessment (September 2010)

The scoping report explained that due to the potential effect of Top Wighay Farm allocation on Park Forest a further assessment would be required in order to ascertain no likely significant effect and to future proof the plan and ensure its soundness. However as the prospective SPA is not formally classified this assessment was not a formal requirement.

In the case with the Top Wighay Farm allocation the potential effects were associated with air pollution. The scope of the detailed assessment was recommended to consider the current levels of pollution and the likely effects of further potential increases, either alone, cumulatively or in combination with other activities, on the composition of those habitats likely to support breeding nightjar and woodlark.

A Screening Assessment of Additional Nitrogen Deposition from the Development at Top Wighay Farm, Hucknall on the Proposed Sherwood Forest Special Protection Area (SPA) for Birds and the Integrity of the Habitat for Woodlark and Nightjar (August 2011)

A Screening Assessment of Additional Noise from the Development at Top Wighay Farm, Hucknall on the Proposed Sherwood Forest Special Protection Area (SPA) for Birds and the Integrity of the Habitat for Woodlark and Nightjar (September 2011)

These reports considered the potential of increase in nitrogen deposition and noise from traffic generated from proposed development at Top Wighay Farm of 500 dwellings, 34000sqm business space and a primary school. The reports both

concluded that there would be no likely significant effects on the pSPA from additional nitrogen deposition or change in traffic noise levels.

Natural England confirmed on 1st December 2011 that the air pollution and additional noise impact assessments concluded no significant effect.

A Screening Assessment of Additional Nitrogen Deposition from the Development of 500 to 1,500 Houses at Top Wighay Farm, Hucknall on the Proposed Sherwood Forest Special Protection Area (SPA) for Birds and the Integrity of the Habitat for Woodlark and Nightjar (January 2012)

A Screening Assessment of Additional Noise from the Development of 500 to 1,500 Houses at Top Wighay Farm, Hucknall on the Proposed Sherwood Forest Special Protection Area (SPA) for Birds and the Integrity of the Habitat for Woodlark and Nightjar (January 2012)

The assessments were repeated based on different housing options. Both the air pollution and noise impacts assessments concluded no significant effect and this was confirmed by **Natural England on 8th February 2012**.

Greater Nottingham Aligned Core Strategies Supplementary Information (Additional SHLAA Sites) Habitats Regulations Appraisal Screening Record (February 2012)

This report provided supplementary information to the Habitats Regulations Appraisal (HRA) screening record for the Greater Nottingham Aligned Core Strategies (GNACS), September 2010.

The original HRA assessed general information on the development locations for the allocation of 52,050 new homes. Information available at the time of the assessment was given in policy 2 of the spatial strategy which provided for:

- a. 25,320 homes in the Principal Urban Area of Nottingham
- b. 4,200 new homes in each of two SUEs East of Gamston and South of Clifton
- c. 1,480 new homes in one or more SUE in Broxtowe yet to be determined
- d. 4,090 homes in or adjoining Hucknall Sub Regional Centre including SUEs at Top Wighay Farm and north of Papplewick Lane in Gedling
- e. 4,420 new homes in or adjoining Ilkeston Sub-Regional Centre (including a SUE at Stanton)
- f. Up to 8,340 new homes elsewhere in Greater Nottingham

It was recommended that, in the absence of more detailed analysis, a precautionary approach should be adopted and Policy 2 of the ACS should preclude urban extensions north of the B6386 north of Calverton, and west of the A60 and north of Ricket Lane at Ravenshead.

Following the completion of the original HRA, Gedling Borough Council considered specific development locations which would be in conformity with the ACS and as part of the Strategic Housing Land Availability Assessment. David Tyldesley

Associates were appointed to undertake a screening of the emerging development locations to help inform Gedling Borough's final allocation selection.

The specific locations screened for the ACS included:

- a) Sites around Bestwood Village: around 800 dwellings; primarily to the north of the village.
- b) Sites around Calverton: around 1700 dwellings; mainly to the north-west and south-west of the village, but none north of the B6386.
- c) Sites around Ravenshead: around 450 dwellings; mainly to the south of the village, but none west of the A60 or north of Ricket Lane

The report concluded that the proposed development locations around Bestwood village and Ravenshead would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development.

For Calverton, it was concluded that the proposed allocation of land for 1700 dwellings would be likely to have a significant effect on the prospective Sherwood Forest SPA in the absence of mitigation measures. The report identified a number of detailed mitigation measures and it was noted that if these were implemented in a planned and systematic way, it should avoid the likelihood of a significant effect on the prospective SPA by the development at Calverton, alone or in combination with other plans or projects.

The response received from **Natural England on 22nd March 2012** to this further screening record confirmed that the Aligned Core Strategies should highlight that any development proposal coming forward at that location would need to include an appropriate mitigation package that would meet the requirements of the measures outlined in the HRA Screening Record. In addition, it was recommended that policy or supporting text may include an outline of principles of the mitigation strategy which would aim to prevent additional recreational pressure and disturbance as a result of development on nearby sensitive habitats.

Subsequent revisions were made to the Publication Draft of the Aligned Core Strategies.

In January 2013 a further assessment was undertaken to consider the 'in combination effects' of sites identified within Gedling Borough set out in the Aligned Core Strategies and Ashfield District Council's Local Plan Preferred Approach. The assessment concluded that the proposals within Ashfield District Council's Preferred Approach in combination with Gedling Borough Council's proposals resulted in no 'in combination' effects.

In February 2014 it was considered that no additional effects would arise and impact on the prospective Special Protection Area as a result of the proposed Main Modifications to the Aligned Core Strategies.

Following the examination of the Aligned Core Strategies, the Inspector's Report was received in July 2014 and the Report concluded that "the requirements for appropriate assessment of the Habitats Regulations have been met".

Appendix 2

Scoping of Local Planning Document Proposed Policies

| Policy | What will policy do | Relevance to HRA | Further Screening of Policy |
|--|--|---|---|
| LPD 1 – Wind Turbines | Set out the factors that will be used to assess proposals for wind turbines. | Potential impact on pSPA by possible nuisance factors such as noise. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 2 – Other Renewable Energy Schemes | Set out the factors that will be used to assess proposals for renewable energy schemes other than wind turbines (e.g. solar panels, anaerobic digesters, geo-thermal). | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 3 – Managing Flood Risk | Provide further guidance on the application on the application of the sequential and exceptions tests and information requirements in support of proposals. | No relevance. | Not required. |
| LPD 4 – Surface Water Management | Provide guidance on the inclusion of measures to control surface water runoff. | No relevance. | Not required. |
| LPD 5 – Managing Water Quality | Protect the quality of water courses in the Borough. | No relevance. | Not required. |
| LPD 6 – Aquifer Protection | Protect the quality of ground water held in the aquifer. | No relevance. | Not required. |
| LPD 7 – Contaminated Land | Ensure that contaminated land is suitable for development and contamination is treated, contained or controlled appropriately. | No relevance. | Not required. |
| LPD 8 – Unstable Land | Ensure that appropriate action is taken to ensure that land is stable and safe for development. | No relevance. | Not required. |
| LPD 9 – Hazardous Substances | Ensure that new development that involves hazardous substances or is close to | No relevance. | Not required. |

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| | existing sites is safe and appropriately protected. | | |
| LPD 10 – Pollution | Ensure that the impacts of pollution are appropriately managed reducing the impact on the natural environment and existing development near to sources of pollution. | Potential impact on pSPA by possible nuisance factors such as noise. | Policy would require measures to minimise pollution to protect environmental quality and should have a positive benefit. Continue with the Policy. |
| LPD 11 – Air Quality | Ensure that, if required, development takes steps to mitigate or offset emissions. | Potential impact on pSPA through nitrogen dioxide emissions. | Policy requires emissions to be mitigated or offset; which may improve air quality and lessen risk of impact on pSPA Continue with the Policy. |
| LPD 12 – Reuse of Buildings within the Green Belt | Sets out the occasions when the reuse of buildings within the Green Belt is considered to be not inappropriate. | Potential impact if reuse of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 13 – Extensions to Buildings within the Green Belt | Sets out the occasions when extensions to buildings within the Green Belt are considered to be not inappropriate. | Potential impact if extensions of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 14 – Replacement of Buildings within the Green Belt | Sets out the occasions when the replacement of buildings within the Green Belt is considered to be not inappropriate. | Potential impact if replacement of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. |

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| | | | Continue with the Policy. |
| LPD 15 – Infill development within the Green Belt | Sets out the occasions when the infill development in villages or previously developed sites is considered to be not inappropriate. | No relevance. | Not required. |
| LPD 16 – Safeguarded Land | Allocates safeguarded land and sets policy to assess proposals for its development during the plan period. | Potential impact on pSPA as land protected to meet long term development needs. | Land is not allocated for development at the present time and its permanent development should only be granted following a review of the LPD. Continue with the Policy. |
| LPD 17 – Homes for Rural Workers | Sets out the tests for assessing proposals for new homes in association with rural businesses. | Potential impact if replacement of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 18 – Protecting and Enhancing Biodiversity | Sets out how sites of importance for nature conservation (LWS, SSSIs etc.) will be protected. | Potential impact on pSPA if development needs outweigh the nature conservation value. | Policy requires clear justification that development need outweighs the value of the site and should have a positive benefit. Continue with the Policy. |
| LPD 19 – Landscape Character and Visual Impact | Protects landscapes and ensure development does not have an significant visual impact | Policy seeks to protect landscapes and provides added security. | Not required. |
| LPD 20 – Protection of Open Space | Ensure the protection of existing open space of different types. Includes exceptions where development may be acceptable. | Potential impact on pSPA if development needs outweigh the open space requirement. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |

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| LPD 21 – Provision of New Open Space | Require that new residential development provides a minimum of 10% open space. Provision to be made on site or via a financial contribution. | Potential impact if proposals are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | The provision of new open space may focus recreational activity in that location and lessen risk of impact on pSPA. Continue with the Policy. |
| LPD 22 – Local Green Space | Identifies and protects sites due to their value to local communities. | No relevance. | Not required. |
| LPD 23 – Greenwood Community Forest and Sherwood Forest Regional Park | Provide support for development which helps achieve the aims and objectives of the named organisations/initiatives. | Potential impact if proposals are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 24 – Tourist Accommodation | Set out how proposals for new tourist accommodation will be assessed | Potential impact if accommodation is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 25 – Equestrian Development | Set out how proposals for stables and related development will be assessed. | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 26 – Heritage Assets | Set out the tests to be applied to development proposals which impact on all types of heritage assets. | No relevance. | Not required. |
| LPD 27 – Listed Buildings | Set out the tests to be applied to development proposals which impact on Listed Buildings. | No relevance. | Not required. |
| LPD 28 – | Set out the tests to be applied to | No relevance. | Not required. |

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| Conservation Areas | development proposals which are within or impact on Conservation Areas. | | |
| LPD 29 – Historic Landscapes, Parks and Gardens | Set out the tests to be applied to development proposals which impact on historic landscapes or registered parks & gardens | Policy seeks to safeguard the historic environment and provides added protection. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 30 – Archaeology | Set out the tests to be applied to development proposals which impact on Scheduled Monuments or areas of high archaeological potential. | No relevance. | Not required. |
| LPD 31 – Locally Important Heritage Assets | Set out the tests to be applied to development proposals which impact on heritage assets which are not formally designated. | No relevance. | Not required. |
| LPD 32 – Amenity | Ensure that the amenity of nearby properties is not significantly affected by new development. | No relevance. | Not required. |
| LPD 33 – Residential Density | Set out the approach to density across the Borough with different minimum densities in different areas. | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead | Policy reduces the density of new development in the key settlements including Calverton and may lessen risk of impact on pSPA. Continue with the Policy. |
| LPD 34 – Residential Gardens | Protect local character by protecting residential gardens from inappropriate development. | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead | Policy restricts the development of residential gardens from inappropriate development and may lessen the risk of impact on pSPA, Continue with the Policy. |
| LPD 35 – Safe, Accessible and Inclusive Development | Provide details of how new development, especially large scale new development, should be designed. The policy provides detail on matters such layout, connectivity and massing. | No relevance. | Not required. |

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| LPD 36 – Affordable Housing | Require new residential development of more than 15 dwellings to provide a contribution to the supply of affordable housing. The exact contribution will vary on location. Detail to be included in SPD. | No relevance. | Not required. |
| LPD 37 – Housing Type, Size and Tenure | Require new residential development to ensure an appropriate mix of homes to be provided. Policy to be enforced through monitoring in AMR. | No relevance. | Not required. |
| LPD 38 – Specialist Accommodation | Set out the tests that proposals for residential institutions will need to meet. | No relevance. | Not required. |
| LPD 39 – Housing Development on Unallocated Sites | Set out the tests that proposals for new dwellings on sites that are not specifically allocated will need to meet. | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD40 - Live-Work Units | Set out how proposals for buildings which will provide both living accommodation and business space will be assessed. | No relevance. | Not required. |
| LPD 41 – Self Build and Custom Homes | Set out that a proportion of large sites will be required for self/custom build. The policy also provides tests for proposals for self/custom build homes. Detail to be included in SPD. | No relevance. | Not required. |
| LPD 42 – Extensions to Dwellings Not in the Green Belt | Set out the tests for residential extensions to dwellings that are not within the Green Belt. | No relevance. | Not required. |
| LPD 43 – Retention of Employment and Employment Uses | Protect sites for employment use (and other appropriate purposes). | No relevance. | Not required. |
| LPD 44 – Employment Development on Unallocated Sites | Permit new employment development where it meets the identified tests. | Potential impact if replacement of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. |

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| | | | Continue with the Policy. |
| LPD 45 – Expansion of Existing Employment Uses Not in the Green Belt | Permit extensions to existing employment development where they meet the identified tests. | Potential impact if proposals are to expand the existing uses at Calverton colliery. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 46 – Agricultural and Rural Diversification | Permit development which diversifies farms and other rural business where it meets the identified tests. | Potential impact if replacement of buildings are north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 47 – Local Labour Agreements | Enables the Borough Council to negotiate planning agreements which secure jobs and/or training to local residents | No relevance. | Not required. |
| LPD 48 – Retail Hierarchy and Town Centre Boundaries | Confirms the network and hierarchy of town centres. | No relevance. | Not required. |
| LPD 49 – Development within Town and Local Centres | Establish the tests as to when new development would negatively affect the vitality and viability of town centres | No relevance. | Not required. |
| LPD 50 – Upper Floors | Set out the uses permitted above units in town and local centres and parades of shops | No relevance. | Not required. |
| LPD 51 – Impact Assessment Threshold | Set the size of retail stores that will be required to submit impact assessments | No relevance. | Not required. |
| LPD 52 – Markets | Provide details on how developments which propose new markets or enhancements to existing markets will be assessed. | No relevance. | Not required. |
| LPD 53 – Development within Small Parades | Set the tests which proposals for new retail development within small parades of shops will have to meet. | No relevance. | Not required. |
| LPD 54 – Fast Food Takeaways | Ensure that new A5 uses do not open within 400m of existing | No relevance. | Not required. |

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| | secondary schools. | | |
| LPD 55 – Security Shutters | Sets out how proposals for security shutters will be assessed. | No relevance. | Not required. |
| LPD 56 – Protection of Community Facilities | Protects community facilities from unnecessary loss. | No relevance. | Not required. |
| LPD 57 – Parking Standards | Ensure the provision of an appropriate level of car parking in residential and non-residential development. Detail to be included in SPD | No relevance. | Not required. |
| LPD 58 – Cycle Routes, Recreational Routes and Public Rights of Way | Protect identified routes from development. | Potential impact on pSPA by possible nuisance factors such as noise along the Calverton Mineral Line. | Long established policy that is being rolled forward from the 2005 Replacement Local Plan but will require monitoring to establish whether there could be a potential impact on the pSPA. The existing waymarked route should limit numbers of cyclists straying into more sensitive areas. Continue with the Policy. |
| LPD 59 – Park and Ride | Set the tests for assessing proposals for park and ride schemes. | Potential impact if rdevelopment is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | Determination of planning applications can take into consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 60 – Local Transport Schemes | Identify and safeguarded the route/location of the specified transport schemes. | No relevance. | Not required. |
| LPD 61 – Highway Safety | Ensure that development does not adversely affect highway safety or the access needs of all people. | No relevance. | Not required. |
| LPD 62 – Comprehensive Development | Ensures that development does not adversely affect the ability of larger sites to be developed in the most sustainable way. | Potential impact if development is north of B6386 Calverton or west of A60 or | Determination of planning applications can take into |

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| | | north of Ricket Lane, Ravenshead. | consideration whether there would be a potential impact on the pSPA. Continue with the Policy. |
| LPD 63 – Housing Distribution | Sets out the broad distribution between the different settlements in the Borough using the ACS Policy 2 (The Spatial Strategy) as a base. | Potential impact if development is north of B6386 Calverton or west of A60 or north of Ricket Lane, Ravenshead. | The scoping of the individual development sites as to the impact on the pSPA is shown in Appendix 3. Continue with the Policy. |

Appendix 3

Scoping of the Local Planning Document Proposed Sites

| LPD Ref | Housing Allocation Name | Site Area (ha) | Housing Units | Locality | Impact on pSPA |
|-------------------------|---------------------------------|----------------|---------------|------------------|---|
| Urban Area | | | | | |
| H1 | Rolleston Drive | 3.64 | 90 | Arnold | No impact as within urban area |
| H2 | Brookfields Garden Centre | 3.52 | 105 | Arnold | No impact as on edge of urban area |
| H3 | Willow Farm | 4.17 | 110 | Carlton | No impact as on edge of urban area |
| H4 | Linden Grove | 3.84 | 115 | Carlton | No impact as within urban area |
| H5 | Lodge Farm Lane | 7.31 | 150 | Arnold | No impact as on edge of urban area |
| H6 | Spring Lane | 9.68 | 150 | Carlton | No impact as on edge of urban area |
| H7 | Howbeck Road / Mapperley Plains | 9.7 | 205 | Arnold | No impact as on edge of urban area |
| H8 | Killisick Lane | 6.76 | 215 | Arnold | No impact as within urban area |
| H9 | Gedling Colliery/ Chase Farm | 38 | 660 | Carlton | Submitted application for 1,050 homes but anticipate 660 to be delivered within plan period. No impact as on edge of urban area |
| Edge of Hucknall | | | | | |
| H10 | Hayden Lane | 5.99 | 120 | Hucknall | No impact as significant distance from pSPA. |
| Key Settlements | | | | | |
| H11 | The Sycamores | 0.62 | 25 | Bestwood Village | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result |

| | | | | | |
|------------|------------------------|-------|-----|------------------|---|
| | | | | | of the scale and location of proposed development. |
| H12 | Westhouse Farm | 10.23 | 210 | Bestwood Village | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development. Screening record of emerging sites in the ACS considered the potential impact of 800 dwellings to the north of the village and was not viewed to have a significant effect. |
| H13 | Bestwood Business Park | 6.2 | 220 | Bestwood Village | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development. |
| H14 | Dark Lane | 2.38 | 70 | Calverton | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development. |
| H15 | Main Street | 2.98 | 75 | Calverton | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale which has significantly reduced from the numbers identified in the emerging sites in the Aligned Core Strategy and location of proposed development. Mitigation measures including green infrastructure and visitor management will be |

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| | | | | | required and should help avoid the likelihood of a significant effect on the pSPA. The need for a further assessment of potential effects will be included within policy. |
| H16 | Park Road | 14.3 | 350 | Calverton | <p>Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale which has significantly reduced from the numbers identified in the emerging sites in the Aligned Core Strategy and location of proposed development.</p> <p>Mitigation measures including green infrastructure and visitor management will be required and should help avoid the likelihood of a significant effect on the pSPA. The need for a further assessment of potential effects will be included within policy.</p> |
| H17 | Longdale Lane A | 1.36 | 30 | Ravenshead | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development. |
| H18 | Longdale Lane C | 0.89 | 30 | Ravenshead | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development. |
| H19 | Longdale | 2.3 | 70 | Ravenshead | Would not be likely to have a significant effect, |

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|-----------------------|-----------------|------|----|-----------------|--|
| | Lane B | | | | either alone or in-combination, on any European site as a result of the scale and location of proposed development. |
| Other Villages | | | | | |
| H20 | Glebe Farm | 0.61 | 10 | Burton Joyce | No impact as significant distance from pSPA. |
| H21 | Millfield Close | 0.74 | 15 | Burton Joyce | No impact as significant distance from pSPA. |
| H22 | Orchard Close | 0.74 | 15 | Burton Joyce | No impact as significant distance from pSPA. |
| H23 | Hill Close Farm | 1.08 | 20 | Lambley | No impact as significant distance from pSPA. |
| H24 | Station Road | 1.67 | 40 | Newstead | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and location of proposed development within the village. |
| H25 | Ash Grove | 0.89 | 10 | Woodboroug h | No impact as significant distance from pSPA. |
| H26 | Broad Close | 0.75 | 15 | Woodboroug h | No impact as significant distance from pSPA. |

| LPD Ref | Employment Allocation Name | Site Area (ha) | Locality | |
|----------------|-----------------------------------|-----------------------|-----------------|---|
| E1 | Gedling Colliery | 5 ha | Carlton | No impact as significant distance from pSPA. |
| E2 | Hillcrest Park | 1 ha | Calverton | Would not be likely to have a significant effect, either alone or in-combination, on any European site as a result of the scale and potential use of proposed development. The Replacement Local Plan allocated three ha for employment |

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| | | | | purposes, two ha has been developed leaving one ha. Site is adjacent to existing industrial estate and employment premises. |
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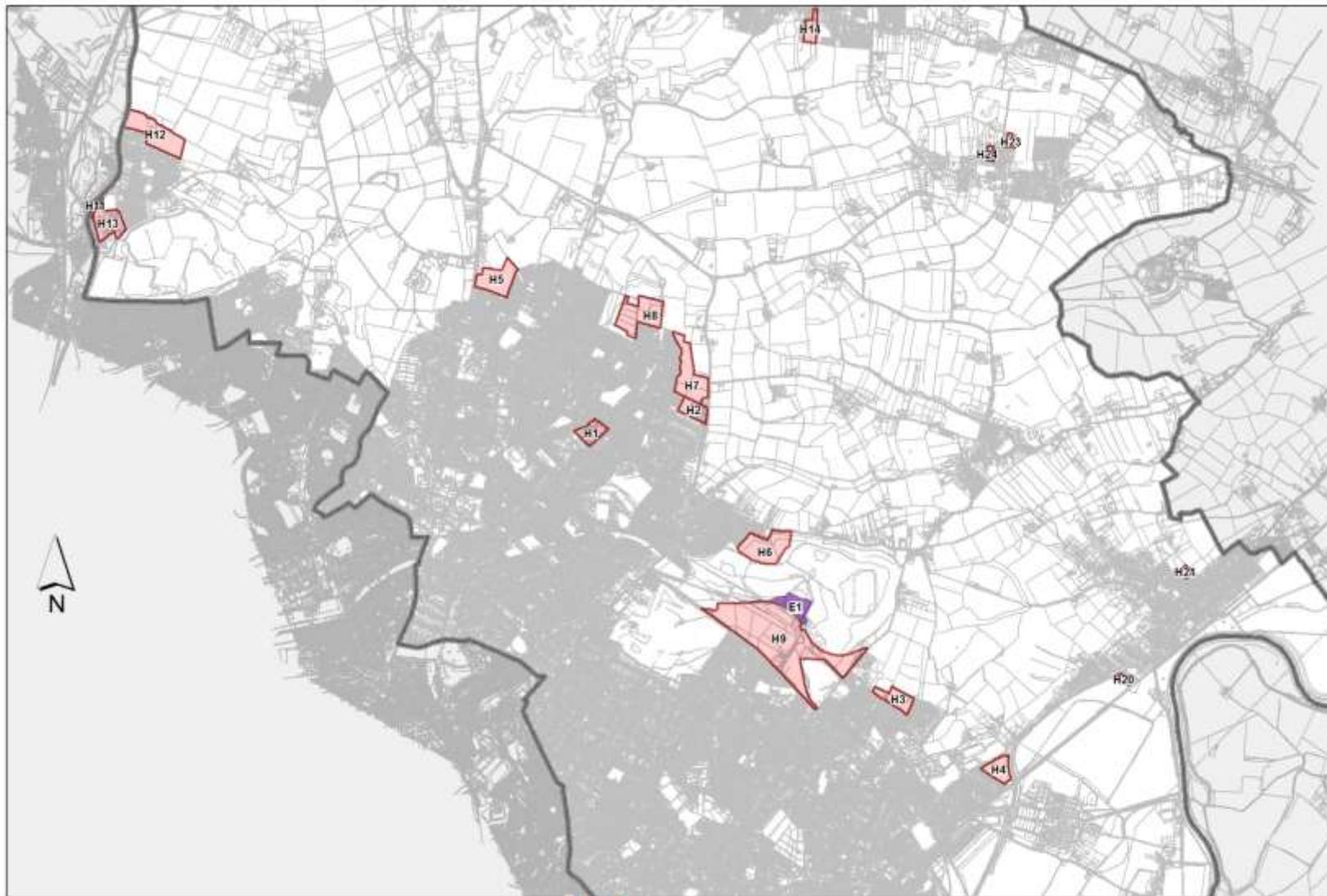


One Centre, Arund Hill Park, Arund,
West Sussex, BN20 8LJ

-  Housing sites
-  Employment sites
-  Borough Boundary

North Map 1 of 2

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Report to Council

Subject: Changes to the Constitution following the Management Restructure

Date: 20 April 2016

Author: Director of Organisational Development & Democratic Services

1. Purpose of the Report

To seek approval to amend the Constitution and any policy or procedure approved by Council to reflect the new management arrangements following the management restructure.

2. Background

- 2.1 On 24 November 2015 the Appointments and Conditions of Service Committee agreed a number of proposed changes to the existing staffing arrangements across the Council, including changes to Senior Leadership Team. The new structure became effective on 11 January 2016.
- 2.2 The current Constitution refers to posts existing in the outgoing structure and therefore will need to be amended to take account of the new structural arrangements.
- 2.3 Individual Committees and the Executive are being asked separately to agree to amend existing officer delegations previously approved by them. The Constitution will be amended to take account of these decisions.

3. Proposal

- 3.1 It is proposed that the Constitution and any policy or procedure approved by Council be amended as follows:
 - a) delete references to Council Solicitor and Monitoring Officer and replace with Director of Organisational Development and Democratic Services in relation to legal functions and replace with Monitoring Officer in relation to Monitoring Officer functions;
 - b) delete reference to Corporate Director and replace with:
 - Deputy Chief Executive and Director of Finance in relation to Finance, Parks and Street Care, Waste, Transport, Revenues and Benefits and Audit and Asset Management functions;
 - Director of Health and Community Wellbeing in relation to Leisure, Public

Protection, Housing and Community Relations functions;

- Director of Organisational Development and Democratic Services in relation to Legal, Elections and Member Services, Organisational Development, Customer Services, IT and Communications functions; and
- Head of Planning and Economic Growth in relation to Planning, Building Control and Economic Development functions.

3.2 Any delegations to statutory officers (Head of Paid Service, Chief Financial Officer and Monitoring Officer) are unaffected and will remain.

3.3 The current Constitution includes provisions to enable the Chief Executive to deal with all matters delegated to Corporate Directors and the Corporate Directors to exercise all functions of the Chief Executive in his absence. It is intended that these provisions remain with a minor amendment to reflect the new management structure.

3.4 The proposed changes do not fall within Standing Order 29 which states:

“29. Variation and Revocation of the Constitution

Any motion to add to, vary or revoke the Articles of the Constitution, Procedural Standing Orders, Standing Orders relating to Contracts, Standing Orders dealing with Land and Standing Orders relating to staff except for the amendment of financial limits and other amendments appropriate to give effect to changes in officers’ duties, responsibilities and titles, shall, when proposed and seconded, stand adjourned without discussion to the next ordinary meeting of the Council.”

Consequently, they can be agreed straightaway.

4. Financial Implications

None arising from this report

5. Appendices

None

6. Background Papers

None identified

7. Recommendations

It is recommended that:

- a) the current references in the Constitution and any Policy or procedure approved by Council are amended as set out in the report to reflect the new management arrangements following the management restructure, and
- b) the Monitoring Officer be authorised to make any necessary amendments to reflect the new management arrangements.

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Report to Council

Subject: Changes to Representation on Committees.

Date: 20 April 2016

Author: Service Manager Elections and Members' Services

1. Purpose of the Report

1.1 For Council to approve changes to the membership of the Planning Committee following a request from a Group Business Manager.

2. Proposal

2.1 The Conservative Group Business Manager has requested that Councillor Sarah Hewson is replaced on the Planning Committee by Councillor Kevin Doyle, with immediate effect.

As Councillor Doyle is an existing substitute for this Committee it is necessary for a replacement substitute to be named. Councillor Sarah Hewson has, therefore, been nominated for this purpose.

3. Recommendations

3.1 That Council approves the following changes to representation on Committees:

- a) That Councillor Hewson is replaced by Councillor Doyle on the Planning Committee; and
- b) Councillor Hewson is appointed as substitute member for the Planning Committee.

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Report to Council

Subject: Amendments to Scheme of Polling Places and Polling Stations

Date: 20 April 2016

Author: Service Manager, Elections and Members' Services.

1. Purpose of the Report

To approve amendments to the published scheme of polling places, polling districts and polling stations for Gedling Borough.

2. Background

2.1 Following the completion of the Local Government Boundary Commission Review of Gedling in 2014, the Council published a new scheme for polling districts, polling places and polling stations in the Borough. Sections 18A and 18B of the Representation of the People Act 1983 places an obligation on the Council to keep polling districts and polling places under review in order to provide “reasonable facilities for voting.”

2.2 There are four minor amendments that are proposed to the scheme that are intended to improve the facilities that the Council offers to voters. Two of the changes proposed are able to be implemented under the existing delegation to the Chief Executive, to relocate a polling place at short notice where one become unavailable, but are included in this report for completeness.

3. Proposal

3.1 The changes that are proposed are outlined in the table below:

| Polling Reference and Name | Current Polling Place | Proposed New Polling Place | Comments |
|----------------------------|-------------------------------|--|--|
| GC1 – Carlton 1 | Bowls Pavilion, Onchan Drive. | St John’s Baptist Church, Oakdale Road | The Bowls Pavilion has been the target of persistent vandalism and is severely damaged. The location is also a very cramped building. It is proposed to move the polling place into the very nearby church building. The facilities in the church are much |

| | | | |
|----------------------------|-----------------------------|---|---|
| | | | improved. |
| GT2 – Trent Valley 2 | Stoke Bardolph Village Hall | St Luke’s Church Stoke Bardolph | There is current building work taking place at the village hall resulting in it being unavailable. The nearby church building is accessible and very close to the village hall. |
| GV2 – Woodthorpe 2 | Thackerey’s Lane Pavilion | Church of Good Shepherd, Thackerey’s Lane | The pavilion has no natural light and is not a very suitable location for a polling place. It is also very cramped. The Church is next door and has excellent facilities. |
| SA2 – Bestwood St Albans 2 | Mobile Unit, Killarney Park | Clubhouse, Squires Drive, Kilarney Park | The siting of a mobile unit at Kilarney Park is unsatisfactory in terms of the voter experience. The clubhouse building is very close by and has good facilities. |

3.2 For all of the proposals outlined above extra signage will be deployed on upcoming polling days to remind voters of the changes. Each elector will be receiving a poll card with a clear message highlighting the change.

4. Resource Implications

4.1 There are no financial implication associated with this report.

5. Recommendations

Council is RECOMMENDED to:

Amend the polling place for polling districts GC1, GT2, GV2 and SA2 as detailed in the table at paragraph 3.1 of the report.



Report to Council

Subject: Appointment of a Deputy Electoral Registration Officer

Date: 20 April 2016

Author: Service Manager Elections and Members' Services

1. Purpose of the Report

1.1 For Council to approve the appointment of the Director of Organisational Development and Democratic Services as Deputy Electoral Registration Officer, with immediate effect.

2. Proposal

2.1 Section 8 of the Representation of the People Act 1983, requires each local Council in England to appoint an Officer of the Council to be the Borough's Electoral Registration Officer (ERO).

2.2 It is the duty of the Electoral Registration Officer to maintain a register of electors and to take all steps necessary for the purpose of complying with this duty. The Electoral Registration Officer is an individual appointed under the Representation of the People Act and all duties are carried out in their own personal capacity, separate to their appointment as an officer of the Council.

2.3 At Gedling Borough Council, the Electoral Registration Officer is the Chief Executive, as per the Proper Officer Provisions listed within the Council's constitution.

2.4 It is proposed that Council appoint the Director of Organisational Development and Democratic Services as Deputy Electoral Registration Officer to act in the absence of the Electoral Registration Officer. Since the introduction of Individual Electoral Registration in 2014 the work of the ERO has increased in complexity and volume and recent best practice guidance recommends adding a Deputy ERO to provide increased resilience in the function.

3. Recommendations

- 1) To approve the appointment of the Director of Organisational Development and Democratic Services as Deputy Electoral Registration Officer, with immediate effect; and

- 2) To authorise the Monitoring Officer to make the necessary changes to the constitution to reflect the appointment.

MINUTES OVERVIEW AND SCRUTINY COMMITTEE

Monday 7 December 2015

Councillor Viv McCrossen (Chair)

| | |
|--------------------------|-----------------------------|
| Councillor Gary Gregory | Councillor Helen Greensmith |
| Councillor Sandra Barnes | Councillor Marje Paling |
| Councillor Kevin Doyle | Councillor Stephen Poole |
| Councillor Roxanne Ellis | Councillor John Truscott |
| Councillor Paul Feeney | |

Apologies for absence: Councillor Bruce Andrews and Councillor Alex Scroggie

Officers in Attendance: H Barrington, D Jayne, H Lee and D Wakelin

Guests in Attendance D Ellis

94 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Andrews and Scroggie.

95 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 5 OCTOBER 2015

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

96 DECLARATION OF INTERESTS.

None.

97 SCRUTINY OF THE CRIME AND DISORDER REDUCTION PARTNERSHIP.

Councillor David Ellis, Portfolio Holder, David Wakelin, Corporate Director and David Jayne, Community Safety and Safeguarding Manager attended the meeting to inform members about the work undertaken by the Crime and Disorder Partnership to support victims of domestic violence. Members had previously identified work undertaken

to raise awareness, increase reporting, detection and support available for victims as the focus for the meeting.

They were informed that year to date, April – October 2015 that:

- Gedling is showing a 36.8% reduction in domestic abuse reports (this compares to a 32.9% reduction in South Nottinghamshire as a whole)
 - Domestic incidents are showing a reduction of 52.4% (this compares 48% reduction in South Nottinghamshire as a whole)
 - Domestic abuse related crimes are showing a reduction of 12.8% (this compares to a 5.5% in South Nottinghamshire as a whole)
- Figures from Nottinghamshire Police.

The phrase domestic violence covers a wide range of behaviors and the terms domestic violence and domestic abuse are interchangeable. Domestic violence is a pattern of behavior which can include psychological, physical, sexual, financial and emotional by one person against another within the home. This definition has now been enhanced to include teenage abuse in relationships.

Domestic incidents are when the police are called but no crime has been committed, domestic abuse is when a crime has been committed. Incidents are categorised as low, medium or high risk, all incidents are recorded. Domestic abuse requires a multi-agency approach. Medium and high risk cases are referred to the Multi-Agency Risk Assessment Conference. (MARAC) which are held fortnightly, these provide a coordinated community response incorporating representatives from statutory, community and voluntary agencies.

Information indicates that in the first two quarters of this year there has been an increase in calls to the Women's Aid Integrated Services Helpline, which provides advice and practical support for women, children and young people, where no crime has been committed, This increase could be seen to be a positive result as families are getting advice before issues escalate to a higher level. Early intervention is preferable to criminal prosecution. The South Notts. office for the WAIS is soon to be located at Jubilee House and this will assist in joint working. WAIS has a pivotal role in the coordination to the MARACs. Nottinghamshire Police attend all reports of domestic abuse and assess the incident to assess whether a crime has been committed and further investigation is required. Domestic abuse is itself not a crime category but incidents of physical, emotional, sexual and financial abuse can be. Crimes that constitute domestic violence are categorised as other

criminal acts. The police have improved systems to recognise domestic incidents and provide support to victims. The DASH (Domestic, Abuse, Stalking and Honor Based Violence) risk assessment form is used to assess risk. Police and partner organisations use this checklist to identify and assess risk. Evidence-based (victimless) prosecution which convict abusers without the cooperation of an alleged victim can be used. Conviction rates which used to be provided by the Criminal Justice Board but are still available through other channels.

Domestic violence is one of the seven priority areas of the Safer Nottinghamshire Board; Gedling Borough Chief Executive chairs this board.

'We are here' a counselling service which supports families in crisis, including those affected by domestic violence, has relocated to a building in Arnot Hill Park.

Gedling Borough Policy Adviser on Equalities has taken an active role interest in this issue and attended a refuge information sharing event. Areas of weakness in providing support include a shortage of refuge places; none are available in Gedling and Police staffing issues making it difficult for them to continue to chair the MARACS.

Members were concerned about the calls on police time and thought that low risk high frequency cases requiring early intervention could be neglected they also considered that the growing trend of young people accepting abuse within relationships needs to be addressed. They felt the need to promote positive relationships in schools and by other partners was important.

Members were interested in what support was available for perpetrators, were concerned that high frequency low risk cases got appropriate support and agreed that the new legislation relating to stalking will prove useful in protecting victims.

RESOLVED

- 1) To receive written information at the next Overview and Scrutiny committee in relation to a number of the areas identified including:
 1. number of cases leading to prosecution
 2. number of evidence based prosecutions
 3. dates for increase of calls to WAIS
 4. use of telephone information slips; and

- 2) To thank Councillor Ellis for attending the meeting.

98

QUARTER 2 PERFORMANCE REPORT.

The Council Solicitor and Monitoring Officer Helen Barrington provided an overview of Quarter 2 2015/2016 performance which had been presented to Cabinet on 12th November.

- 1) 14 performance indicators are assessed as green and are in line with expected performance at this stage in the year, two indicators are amber.
- 2) The remaining 13 are red and of these 5 are expected to miss their annual target.
 - L1027 number of visits to leisure centres

The number of individual pay and play visits to leisure centres has fallen but the DNA membership has increased. The numbers of people swimming has fallen and the free swimming offer has not increased attendance. The refreshed swimming lesson scheme has been successful and increased participation. Action to improve the condition of all-weather pitches and lighting is being undertaken. Work to address the reduction in leisure centre use including profiling around individual leisure centre figures is taking place. Members were concerned about what was being done to address the fall in visits and in how the loss of income would affect the budget.

- NI 154 Net additional homes provided
- NI 155 Number of affordable homes delivered (gross)
- NI 192 , percentage of household waste sent for reuse, recycling and composting
- NI 191 Residual household waste per household in Kg.

There was a proposal at the last Cabinet meeting to adjust the last two these indicators however this was not agreed.

In the light of some of the budget pressures it is not unusual that some are not on target. Members wanted to know if the targets set were to challenging.

- 3) Of the 63 actions, two are completed and the remaining 61 are in progress.

RESOLVED:

- 1) To request additional information regarding the implications for the budget due to the reduction in the number of visits to leisure centres;
- 2) To note the Quarter 2 performance information;
- 3) To focus on areas of below target performance when Portfolio Holders attend; and
- 4) That future performance reports would highlight indicators where performance is poor or where better than expected.

99 PORTFOLIO HOLDING TO ACCOUNT.

The Chair welcomed Councillor Ellis and invited him to discuss the issues that had been notified in advance of the meeting.

- **Radicalisation**

From 1st July there is a legal duty on councils and schools to prevent people being drawn into terrorism – this includes working with partners, including the police and other statutory and voluntary organisations to protect the public, prevent crime and promote strong integrated communities. Public employees have a duty to report concerns if they identify people who are vulnerable and at risk of being drawn into terrorism.

In complying with the duty all authorities have to demonstrate an awareness and understanding of the risk of radicalisation in their area. The Vulnerable Persons Panel under the umbrella of the Safer Nottinghamshire Board has responsibility for coordinating this work. The Channel programme is part of the Government's Prevent strategy and is used to provide support for people at risk

of becoming radicalised; the multi-agency approach identifies individuals at risk; engages with them, assesses the nature and extent of that risk and develops a plan to support the individual.

As part of the Prevent strategy for Nottinghamshire the Home Office has made a one off payment of £10,000 and this has been combined with the Nottingham City Council's allocation and will be used to train staff and partners, for training in schools and to develop an e-learning package. This allocation has to be used by March, although an extension to the deadline has been requested, and will be used to train trainers who will be able to continue this work.

The relevant Corporate Director and Chief Executive, and if necessary the Portfolio Holder, Leader and Deputy Leader, are briefed if the authority receives intelligence that there are concerns that need addressing regarding a terrorist threat.

Members were concerned about the possibility of far right influences in Gedling because of the demographic makeup of the borough and the close proximity to the City. They were also concerned about the timelines for the Channel training and who and what would be included in the programme.

- **Safeguarding Vulnerable Adults**

Safeguarding adults is also a key role for local authorities. From April 2015 local authorities are required to have Safeguarding Adults Boards in their area. These boards provide strategic leadership developing policy and practice in relation to safeguarding adults at risk.

The Vulnerable Persons Panel undertakes this role in Nottinghamshire and has a database of cases which are discussed at the monthly meeting of the panel. There are usually around 17 – 25 cases for discussion, many relate to mental health issues. As cases are closed they are replaced by new ones. Representatives from Gedling Homes are present at the meeting and hoarding is now recognised as reason for inclusion as a case. There is a safe guarding champion in each department and employees can discuss any concerns they have with them. Should it be necessary issues will be passed to the Community Safety and Safeguarding Manager who can refer on to the Multi-Agency Safeguarding Hub (MASH) which is the single point of

contact for all professionals to report safeguarding concerns in the county. Once a referral has been made to the panel information between different organisations can be shared and appropriate interventions and plans can be put in place.

- **The animal welfare policy**

Gedling Borough adopted the policy in March and ensures that animal welfare matters are taken into account by the authority when adopting new policies and procedures in addition to promoting the welfare of animals. There is still more work to be done in this area.

- **Hate crime**

Hate crimes are any crimes or incidents that are targeted at a person because of hostility or prejudice towards a person's disability race or ethnicity, religion or sexual orientation, most recorded incidents relate to race or religion. Recorded race attacks have increased from 74 last year to 84 so far this year.

Reducing hate crime is one of the priorities of the Safer Nottinghamshire Board and the Hate Crime Steering Group has agreed a Delivery Plan for 2015-16. The plan includes a range of projects funded by the Nottinghamshire Office of the Police and Crime Commissioner. Ruth Hyde is Chief Executive of Broxtowe Borough Council and Chair of the Nottinghamshire Hate Crime Steering Group which looks at all hate crime but specifically racial and disability incidents.

The reintroduction of the Common Monitoring system is being considered; this could encourage and increase reporting.

Nottinghamshire County Council, Nottinghamshire Police and other organisations will be attending the 'No to Hate' pledge event on the 18th December which will highlight the importance of recognising hate crime and the need to support people to report incidents.

Members agreed that it was necessary to be proactive in promoting and celebrating difference asked for information to be available at the next meeting about what was being done in Gedling to promote this. Information regarding the ethnic makeup of the population of Gedling was also requested.

- **Programmes to discourage anti- social behaviour**

There are a number of programmes that have been implemented to reduce environmental anti-social behaviour including:

- prosecutions for dropping cigarette ends
- raising awareness of the problem of dog walkers discarding dog waste by hanging it on trees; as part of its campaign stop this bags containing soil were hung on a tree on Mapperley Top to highlight the issue
- the advertising of 'litter picks' in the Contacts magazine
- meet the team enforcement activities.

RESOLVED:

1) To thank Councillor Ellis for his presentation;

2) To request further information relating to radicalisation:

- information, timelines and who would be included in the Channel programme; and

3) request further information relating to hate crime:

- data for the ethnic makeup of the borough
- activities in Gedling to promote and celebrate the different communities

100

SCRUTINY WORK PROGRAMME 2015/16.

1. Scrutiny Reviews 2014/2015

Homelessness and Hardship Review.

The Members Services Officer informed Members about the six month progress report of accepted recommendations arising from the review.

Further information regarding recommendation 7 and the possible implementation of a reporting system was requested by one of the members of the committee.

2. 2015/2016 Work Programme

1) Scrutiny working groups

- **Obesity Working Group**

Members were informed about the progress of the Obesity Working group and invited to attend the next meeting of the group which would take place on Tuesday 8th December.

- **Bonington Theatre**

After discussion with members of the working group it was decided that a review to examine the current theatre programme and what could be done to develop the theatre into a flagship arts venue should be undertaken.

2) Scrutiny work programme 2015/16

Members noted the programme.

3. Planning Development Management Information plan

Members were informed that this report was a work in progress and would be subject to discussion and amendment if required.

RESOLVED to:

- 1) Note the responses from the Homelessness and Hardship Review;
- 2) Note the information on the progress of the Obesity Working Group;
- 3) Agree to proceed with the working group that will examine the Bonington Theatre;
- 4) Note the 2015/16 scrutiny work programme; and
- 5) Note the information regarding the Planning Advisory Report.

101 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.30 pm

Signed by Chair:
Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 12 January 2016

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Barbara Miller
Councillor Bruce Andrews Councillor John Parr
Councillor Sandra Barnes Councillor Alex Scroggie
Councillor Bob Collis Councillor Jane Walker
Councillor Gary Gregory

Absent: Councillor Carol Pepper

Officers in Attendance: R Pentlow, H Cash, L Mellors, K Nealon and
F Whyley

300 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Poole attended the meeting as substitute for Councillor Pepper, who had given her apologies.

301 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 DECEMBER 2015

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

302 DECLARATION OF INTERESTS.

None.

303 NOTICES SERVED.

To note the contents of the report.

304 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

305 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

306 APPLICATION FOR A JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - RT

Consideration was given to a report by Corporate, David Wakelin, regarding a Joint Hackney Carriage/Private Hire Driver's Licence from RT.

RT attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To approve RT's application for a Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

307 APPLICATION FOR A HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - SM

Consideration was given to a report by Corporate, David Wakelin, regarding a Joint Hackney Carriage/Private Hire Driver's Licence from SM.

SM attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To approve SM's application for a Hackney Carriage/Private Hire Driver's Licence for a period of 1 year, with a warning.

308

APPLICATION FOR A HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - JSL

Consideration was given to a report by Corporate, David Wakelin, regarding a Joint Hackney Carriage/Private Hire Driver's Licence from JSL.

JSL attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse JSL's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

JSL was advised of his right to appeal against the decision of the Committee.

309

APPLICATION FOR A HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - BH

Consideration was given to a report by Corporate Director, David Wakelin, regarding a Joint Hackney Carriage/Private Hire Driver's Licence from BH.

BH attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse BH's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

BH was advised of his right to appeal against the decision of the Committee.

Councillor Andrews and Councillor Poole left the meeting at 6.25pm.

310

CHANGE OF CIRCUMSTANCES OF HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE AND RENEWAL OF HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - KKJ

The Committee considered a report from Corporate Director, David Wakelin, regarding change of circumstances and a renewal application for a Joint Hackney Carriage/Private Hire Driver's Licence from KKJ.

KKJ attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines and took into consideration the circumstances of the event. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To revoke KKJ's licence without immediate effect on the grounds that he is not a fit and proper person and to give KKJ 21 days to surrender his licence.

To refuse KKJ's application to renew his Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not a fit and proper person.

KKJ was advised of his right to appeal against the decisions of the Committee.

311

APPLICATION FOR A HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - GSDMK

Consideration was given to a report by Corporate, David Wakelin, regarding a Joint Hackney Carriage/Private Hire Driver's Licence from GSDMK.

GSDK and his daughter attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To approve GSDMK's application for a Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

The meeting finished at 7.53 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 13 January 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Bob Collis
Councillor Michael Adams Councillor Gary Gregory
Councillor Pauline Allan Councillor Meredith Lawrence
Councillor Peter Barnes Councillor Marje Paling
Councillor Sandra Barnes Councillor Colin Powell
Councillor Chris Barnfather Councillor Paul Stirland
Councillor Alan Bexon Councillor Paul Wilkinson

Absent: Councillor Sarah Hewson

Officers in Attendance: P Baguley, C Goodall, D Gray, L Parnell and
L Sugden

109 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Hewson.

110 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 DECEMBER 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

111 DECLARATION OF INTERESTS

None.

112 APPLICATION NO. 2011/0523- WOODBOROUGH PARK, FOXWOOD LANE, WOODBOROUGH

Erection of 1 medium sized wind turbine with a generating capacity of 330kw. The turbine has a hub height of 50.09m and a blade length of 16.7m. Ancillary development comprises a permanent access track and crane pad.

The Service Manager, Planning, introduced the report providing a brief history of the application and informing Members of additional correspondence received. The Service Manager informed Members that

additional letters had been received from the applicant's solicitor, in relation to ownership of the wind turbine, Burton Joyce Parish Council and Woodborough and Calverton Against Turbines (WACAT), raising 1 additional area of objection questioning the carbon report, however the Service Manager informed Members that the carbon report was produced using recognised methodology and was, therefore, valid.

The Service Manager also informed Members that a number of signatures found on the original petition against the wind turbine had been fabricated, however that the issues considered by the petition had been raised in a number of legitimate objections and as such were still relevant.

The Service Manager also commented on the recent ministerial statement setting out new and transitional requirements relating to wind turbine development. The Service Manager informed Members that the transitional arrangements applied to the application and had been considered when deciding the recommendation.

At the discretion of the Chair, the Planning Committee protocol in regards to speakers was waived and a period of 5 minutes was allowed for the argument for, to be shared by two speakers, and a period of 5 minutes was allowed for the argument against, to be shared by two speakers,

Mr Charles-Jones, the applicant, spoke in favour of the application.

Ms. Rose, a resident supporter, spoke in favour of the application.

Mr Chapman, on behalf of WACAT, spoke against the application.

Mr Quilty, a resident objector, spoke against the application.

After discussion and on the requisition of two Members the motion to grant planning permission was put to a named vote and the motion was carried.

For the Motion:

Councillor Pauline Allan
Councillor Peter Barnes
Councillor Gary Gregory
Councillor Barbara Miller
Councillor John Truscott

Councillor Sandra Barnes
Councillor Bob Collis
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Paul Wilkinson

Against the Motion:

Councillor Michael Adams
Councillor Alan Bexon
Councillor Paul Stirland

Councillor Chris Barnfather
Councillor Colin Powell

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION:

Conditions

- 1 This permission relates to the approved plans, application forms and supporting information dated 11th February 2015 ref: C.0514.
- 2 This permission shall endure for a period of 25 years from 1st April 2014 [First Export Date (of electricity to grid)], after which the use shall cease, and the turbine, ancillary structures, crane erection and lay down areas shall be removed from site, and the land restored to its original condition in line with the details submitted under Condition 4, unless otherwise agreed in writing by the Borough Council.
- 3 The wind turbine hereby approved shall be dismantled and removed from site, in the event of being non-operational for a continuous period in excess of 6 months and the site returned to its original condition, unless otherwise approved in writing by the Borough Council. The wind turbine shall be decommissioned in line with the details approved under Condition 4.
- 4 Prior to the decommissioning of the site a scheme setting out a programme of works required to undertake decommissioning works, together with details of any access widening required, alteration to junctions, details of the abnormal load routes together with details of how any required off-site traffic management measures along the proposed route of decommissioning traffic, details of how the site shall be restored and landscaped once structures have been removed and a schedule of works required and timescales for undertaking the restoration shall be submitted to and approved in writing by the Borough Council. The site shall be decommissioned in accordance with the approved details.
- 5 The development hereby approved shall be completed and thereafter maintained in accordance with the details approved under the Applications for approval of details reserved by condition reference: 2011/1354DOC and 2013/0748DOC unless otherwise agreed in writing by the Local Planning Authority. Any planting material which becomes diseased or dies within five years from the 1st April 2014 shall be replaced in the next planting season by the applicants or their successors in title.
- 6 The methodology and scheme for the monitoring programme in relation to Bats set out in Chapter 10 of the Additional Information to allow the Council to re-determine the Planning Application dated 11th February 2015 ref: C.0514 shall be followed in accordance with the details submitted. The monitoring programme shall cover a period of five years from the date of first

export of electricity. The findings and the results of the surveys, together with any proposed mitigation measures and timescales for carrying out any mitigation shall be submitted as a report to the Borough Council. The reports shall be submitted within three months of each survey being undertaken. Any further mitigation required shall be carried out in accordance with the approved details in relation to each survey undertaken.

Reasons

- 1 For the avoidance of doubt.
- 2 This is a temporary permission and condition 2 is attached for the avoidance of doubt.
- 3 In order to safeguard visual amenity of the area in the event that the benefits from the production of renewable energy by the wind turbine have ended, as the turbine is non-operational. In accordance with the requirements of the NPPF, National Policy Statements (NPS) for Energy (EN-1), and Renewable Energy (EN-3).
- 4 To ensure that when the site ceases operation at the time stated within condition 2 and 3 above that decommissioning works take place in an appropriate manner and that the site is restored to a suitable condition.
- 5 To ensure the development is constructed and maintained in accordance with the details previously approved by the Gedling Borough Council.
- 6 In order to record and monitor information on the direct impact of the turbine on bat populations from wind turbines, in accordance with the recommendation of Nottinghamshire Wildlife Trust.

Reasons for Decision

Paragraph 98 of the NPPF advises that when determining planning applications for renewable energy schemes local planning authorities should approve the application if its impacts are, or can be made acceptable. In the opinion of the Borough Council it has been demonstrated that the impacts of the proposal are acceptable.

Notes to Applicant

The development hereby approved is subject to the Unilateral Undertaking dated 17th day of September 2012 between Mr John Nigel Charles-Jones and Mrs Catherine Mary Charles-Jones in favour of Gedling Borough Council, Made under Section 106 of the Town and

Country Planning Act 1990 (as amended) relating to: - Land at Woodborough Park Farm, Foxwood Lane, Woodborough.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that the development comprises a structure(s) and/or buildings that people only enter for the purpose of inspecting or maintaining fixed plant or machinery.

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186 - 187 of the NPPF. This included seeking additional information in order to assess the application and its impacts following on from the Court of Appeal decision to quash the planning permission, remitting back to the Council for redetermination. Further information requested related to: The 'Very Special Circumstances' that were put forward, Efficiency, Consideration of Alternative Forms of Renewable Energy, Financial Support for the Farming Enterprise and Farm Diversification, Carbon Emissions Reduction, Landscape and Visual Impact, Noise Impact Assessment, and Habitat and Wildlife Surveys.

113 APPLICATION NO. 2015/1190- 31 SOUTH DEVON AVENUE, MAPPERLEY.

Demolition of existing dwelling and construction of a physical disabilities dwelling.

The Chair informed Members that the application had been referred to Planning Committee by the Planning Committee Delegation Panel due to the high level of public interest.

At the Chair's discretion, Mr Nocker spoke on behalf of the applicant who was unable to address the Committee.

Mr Nocker, on behalf of the applicant, spoke in favour of the application.

Mr Hill, a local resident, spoke against the application.

RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

2. The development shall be built in accordance with the details as set out within the application forms received on the 2nd October 2015 and the plans received on the 2nd October 2015.
3. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwelling. Once these details are approved the dwelling shall be built in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
4. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the means of enclosure of the site. Once these details are approved the development shall be carried out in accordance with the approved details. The proposed means of enclosure shall be erected before the dwelling is first occupied, and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council as Local Planning Authority.
5. The rendered sections of the dwelling shall be completed before the development is first brought into use.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the materials to be used in the construction of the dwelling are appropriate, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).
4. To ensure that the means of enclosure of the site are appropriate in terms of appearance and protect the privacy of the proposed and neighbouring dwellings, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).
5. To ensure that the dwelling is visually acceptable in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).

Reasons for Decision

The proposed development of the site would result in no undue impact on neighbouring properties, the area in general and there are no highway safety

implications arising from the proposal. The proposal therefore accords with policies ENV1, H7 and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), the National Planning Policy Framework March 2012 and the Aligned Core Strategy for Gedling Borough.

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

114 APPEAL DECISION- 164 PORCHESTER ROAD, CARLTON

Erection of bungalow on land to rear- appeal dismissed.

RESOLVED:

To note the information.

115 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

116 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

117 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.30 pm

Signed by Chair:
Date:

MINUTES PLANNING COMMITTEE

Wednesday 3 February 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Gary Gregory
Councillor Michael Adams Councillor Meredith Lawrence
Councillor Peter Barnes Councillor Marje Paling
Councillor Sandra Barnes Councillor Paul Stirland
Councillor Chris Barnfather Councillor Paul Wilkinson
Councillor Bob Collis

Absent: Councillor Pauline Allan, Councillor Alan Bexon,
Councillor Sarah Hewson and Councillor Colin Powell

Officers in Attendance: P Baguley, C Goodall, D Gray, L Parnell and
F Whyley

118 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Allan, Bexon and Powell. Councillors Doyle, Ellis and Parr attended as substitutes.

119 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JANUARY 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

120 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest on behalf of all Members on application numbers 2015/1255 on the grounds that the land is in the ownership of Gedling Borough Council.

The Chair declared a non-pecuniary interest on behalf of all Members on application numbers 2015/1421 on the grounds that the land is in the ownership of Gedling Borough Council and the applicant is Gedling Borough Council.

121 APPLICATION NO. 2015/0424- MILL FIELD CLOSE, BURTON JOYCE.

Outline Planning Permission for Residential Development.

The Service Manager, Planning introduced the report for outline planning permission all matters reserved, clarifying that while the land is safeguarded, as the Borough has not identified a five year land supply the need to meet short term housing need outweighs medium term need.

Councillor Stirland entered the meeting.

Mrs Johnson, resident objector, spoke against the application.

RESOLVED that the Borough Council GRANTS OUTLINE PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards Public Transport, Educational Facilities and Affordable Housing; and subject to the following conditions:

Conditions

1. Application for the Approval of the Reserved Matters shall be made to the Borough Council not later than three years from the date of this permission. Details of Access, Appearance, Landscaping, Layout and Scale (hereinafter called the Reserved Matters) for the development shall be submitted to and approved in writing by the Borough Council before any development begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last Reserved Matters to be approved.
2. This permission relates to the approved plans received on the 7th May 2015: - Topographical Survey - Drawing number - 14100cv-01- Site location plan scale 1:2500
3. Before any development is commenced there shall be submitted to and approved in writing by the Borough Council details of the improvement of the access to and at the junction with Nottingham Road and a footway along the site frontage, the parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, and drainage (hereinafter referred to as reserved matters) . All details submitted to the Borough Council for approval shall comply with the County Council's Highway Design and Parking Guides which are current at the time the details are submitted. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

4. There shall be a maximum of 23 dwellings erected on this site.
5. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in strict accordance with the recommendations contained within the approved Flood Risk Assessment reference FW655/FRA/001 v2 submitted with the application.
6. Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details: (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during construction.(4) details of traffic routes for Heavy Goods Vehicular movements during the construction of the development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of the development ; (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of the development in relation to noise and vibration and safeguarding air quality and (7) details on protecting the adjacent Network Rail land, services and infrastructure in respect of the issues raised by Network Rail in their email dated 01 September 2015 from Matthew Leighton. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details throughout the construction period of the development.
7. Prior to the commencement of development hereby approved there shall be submitted to and approved in writing by the Borough Council a site level survey plan for the development showing existing and proposed site levels. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

8. Before development is commenced on site there shall be submitted to and approved in writing by the Borough Council, details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
10. No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.
11. No vegetation clearance or ground works shall be undertaken until the site has been walked by an ecologist, and any refugia which could be used by reptiles have been subject to hand searches. If any reptiles are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council. The mitigation measures shall be implemented in accordance with the approved details before development commences.
12. No development shall commence on site until a detailed survey of Protected Species and their habitats has been conducted and the report and conclusions and recommendations for mitigation measures, including protection measures to be put in place to prevent accidental ingress and damage, and including timings, has been submitted to and approved in writing by the Local Planning Authority. The report shall include: (1) Updated ecological surveys, in the event that 2 years has elapsed since the date of the original survey: (2) Details relating to the protection of retained vegetation, to included trees and hedgerows: (3) A working methodology to minimise impacts on

common toad, a Section 41 species (i.e. national conservation priority) recorded on site during the reptile surveys: (4) A detailed landscaping plan, to provide details of planting mixes and establishment regimes and to ensure the use of locally-appropriate native tree and shrub species on the site boundaries: (5) Details of any water attenuation facility, to ensure that this is multifunctional and designed to maximise its biodiversity value: (6) A detailed lighting scheme, in the event that lighting is required, to be designed to minimise its impacts on nocturnal wildlife: (7) Other biodiversity enhancement measures, such the incorporation of integrated bird and bat boxes into the fabric of the new buildings, measures to provide bird and bat breeding boxes within the site area in accordance with details to be agreed in writing with the Local Planning Authority. The report shall include measures for the prevention of light spillage to adjacent habitats from the development. The detailed layout and other plans submitted at the Reserved Matters stage shall incorporate all the measures identified including stand-offs and other similar measures to protect the habitat of Protected Species. The mitigation measures identified in the approved details shall be fully implemented in accordance with the approved timings at all times and in their entirety.

13. The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Borough Council.
14. The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
15. If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be

planted at the same place, unless otherwise prior agreed in writing by the Borough Council.

16. Unless otherwise agreed by the Borough Council, development must not commence until details relating to the following have been complied with:
Site Characterisation An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Borough Council. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.
Submission of Remediation Scheme Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Borough Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme shall be implemented in accordance with the approved details.
17. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works under condition 3 above. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Borough Council.
18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above and, where remediation is necessary, a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.
3. To ensure that the roads of the proposed development are designed to an adoptable standard, to ensure adequate vehicular access to the highway network and to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. In order to define the permission and to allow the Local Planning Authority to control the development in the interests of good planning, residential amenity and design.
5. To prevent the increased risk of flooding in accordance with the National Planning Policy Framework, Section 10.
6. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
9. To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submission Documents.
10. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
11. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

12. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
13. To ensure a satisfactory development in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
14. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
15. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
16. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
17. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
18. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and Emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council the proposed development accords with the relevant policies of these frameworks and plans.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further

information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant and agent to discuss consultation responses; providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised and providing updates on the application's progress.

Your attention is drawn to the attached correspondence from Nottinghamshire County Council, the Environment Agency, Severn Trent Water, Nottinghamshire Wildlife Trust and the Borough Council's Public Protection Section.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

The developer is advised that Severn Trent has a public sewer within the application site which is protected under the provisions of the Water Industry Act 1991. The developer is advised to contact Severn Trent on 0116 234 3834 before submitting the detailed plans for the site.

**122 APPLICATION NO. 2014/0169- GEDLING CARE HOME, 23
 WAVERLEY AVENUE, GEDLING.**

Revised Plans (Resubmission) Demolition of the care home and construction of 14 apartments, car parking and associated landscaping.

The Service Manager, Planning, introduced the report informing Members that one additional letter had been received raising no new issues and that Members would have received two additional letters via email. The Service Manager outlined that the application had been

considered and approved by Committee in December 2015 and was being returned to Committee due to two inaccuracies within the report concerning plan numbers and the number of parking spaces to be provided on the development. The Service Manager advised Members that it was important to consider only the amended information, namely the amended provision of parking on site, when reaching their decision.

Councillor Wilkinson entered the meeting.

Mr Rodrigues, resident objector, spoke against the application.

After discussion and on the requisition of two Members, the motion to grant planning permission was put to a named vote and the motion was carried.

For the motion:

Councillor Sandra Barnes

Councillor Bob Collis

Councillor Meredith Lawrence

Councillor Marje Paling

Councillor Paul Wilkinson

Councillor Peter Barnes

Councillor Gary Gregory

Councillor Barbara Miller

Councillor John Truscott

Councillor David Ellis

Against the motion:

Councillor Michael Adams

Councillor Paul Stirland

Councillor John Parr

Councillor Chris Barnfather

Councillor Kevin Doyle

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION, subject to the applicant entering into a s.106 Agreement with the County Council as education authority for the provision of financial contributions towards Educational Facilities, and subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed in accordance with the following approved plans: - 108/02/A, 108/03/A, 108/07/C- 108/05/C- 108/04/C- 108/06/C Received November 2015 - Location Plan Received 13 February 2014.
3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination

has been reported to the Borough Council, an assessment of contamination must be undertaken in accordance with the requirements of condition 5 above. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.

4. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of a Dust Management Plan. The plan shall be produced in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance). The plan shall be implemented in accordance with the approved details.
5. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of measures to prevent the deposit of debris upon the adjacent public highway. The approved measures shall be provided before development is commenced and shall be maintained in working order at all times during the construction period and shall be used by every vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
6. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of surface water and foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced, excluding the demolition of the existing buildings, there shall be submitted to and approved in writing by the Borough Council details of the proposed means of enclosure of the site. The means of enclosure shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.

9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained.
10. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
11. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
12. The proposed access, parking and turning facilities shall be surfaced in permanent materials in accordance with details, including plans of the facilities showing their precise location, to be approved in writing by the Borough Council as local planning authority before the development hereby permitted is first occupied. The access, parking and turning facilities shall be maintained as approved for the lifetime of the development and shall not be used for any purpose other than the manoeuvring and parking of vehicles.
13. No part of the development hereby permitted shall be occupied until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and which never exceeds 1 in 12 thereafter, in accordance with details to be approved in writing by the Borough Council as local planning authority.
14. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision D, prepared by SCC Consulting Engineers in September 2015 and in particular the following mitigation measures detailed within the FRA: 1. The internal finished floor levels shall be set no lower than 300mm above the existing ground levels. 2. The design and layout of the building shall incorporate an 8.0m wide unobstructed easement from the top embankment of the Ouse Dyke. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may

subsequently be agreed, in writing, by the Local Planning Authority.

15. The development hereby permitted shall not be commenced until such a time as a scheme to ensure that there is no loss of floodplain storage and that the existing overland flood flow routes are not compromised as a result of the redevelopment of the site has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by, the Local Planning Authority.
16. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied. The scheme to be submitted shall: - undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site;- demonstrate that the surface water drainage system is designed in accordance with CIRIA C697 and C687 and the National SUDS Standards;- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to the Greenfield runoff rates for this site. As a minimum the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site;- Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments';- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.
17. Before development is commenced there shall be submitted to and approved by the Borough Council details of the height of proposed floor levels of the proposed building(s) relative to existing levels.

18. All balconies shall be fitted with privacy screens in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be implemented in accordance with the approved details before the development is first occupied and shall maintained thereafter for the lifetime of the development.
19. Prior to the development hereby approved first being brought into use, individual parking spaces shall be clearly marked out on site in accordance with the approved plan reference 'Site Plan' (108/02/A). Parking spaces shall be kept unallocated and available for parking in association with the development thereafter.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To protect the residential amenity of the area, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
5. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure the development is provided with a satisfactory means of drainage and to minimise the risk of pollution, in accordance with Section 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy for Gedling Borough (September 2014).
7. To protect the residential amenity of the area, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).

8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
9. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
11. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
12. To ensure that adequate off-street parking provision is made to reduce the possibilities of the development leading to on-street parking in the area.
13. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
14. To reduce the risk of flooding to the proposed development and future occupants and to allow future maintenance and emergency activities relating to Ouse Dyke to be undertaken without obstruction.
15. To prevent flooding elsewhere by ensuring there is no loss of flood plain storage and that the existing overland flood flow routes are not compromised as a result of the redevelopment of the site.
16. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.
17. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
18. To prevent the overlooking of neighbouring properties in accordance with Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
19. In the interests of highway safety.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general, on flood risk and is acceptable from a highway safety viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (2014) and H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014)

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Your attention is brought to comments received from Severn Trent Water. For any new connection(s), into the public sewer or the reuse of an existing sewer connection(s), you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Severn Trent New Connection Team currently processes Section 106 applications and can be contacted on 0800 707 6600 for an application pack and guidance notes (or visit www.stwater.co.uk). Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers and the Highway Authority to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).

123 APPLICATION NO. 2015/1301- 130B MAIN ROAD, RAVENSHEAD.

The item was withdrawn prior to the meeting of Committee.

124 APPLICATION NO. 2015 1255- RECREATION GROUND, BRECK HILL ROAD, WOODTHORPE.

Siting of a 20ft Shipping Container onto an unused area of the recreation ground. This will act as storage to support the existing use of the site.

RESOLVED to GRANT PLANNING PERMISSION subject to conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the application form, site location plan and details, received on 30th October 2015.
3. The shipping container hereby approved shall be removed from site in the event of being not in use for a period in excess of 6 months, and the site returned to its original condition, unless otherwise agreed in writing by the Borough Council.
4. The shipping container hereby approved shall be finished in a natural coloured green finish for the life of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

4. To ensure a satisfactory development in accordance with policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014)

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general and it would not affect the streetscene. The proposal is ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), Policies 10 and 16 of the Aligned Core Strategy (September 2014) and advice contained with the NPPF.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

125

APPLICATION NO. 2015/1421- GARAGES, PERLETHORPE DRIVE, GEDLING.

To build a pair of semi-detached residential properties on the site.

RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (access, design, layout, scale, landscaping) shall be made to Gedling Borough Council before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of the proposed dwellings.
4. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the materials proposed to be used in the external elevations of the proposed dwelling. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwelling is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a site layout plan and details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be implemented before the dwelling is first occupied.
8. The development shall have a minimum access width of 5.25m for the provision of both dwellings, along with 1 off street car parking space for each 2 bedroom dwelling or 2 off street car parking spaces for 3 bedroom dwellings.

9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of any proposed alterations to the existing ground levels of the site and details of the height of proposed floor levels of the proposed dwelling relative to the existing levels.
11. The dwelling shall not be occupied until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for minimum of 5.5m behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such bound material for the life of the development.
12. The formal written approval of the Local Planning Authority is required prior to the commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (hereinafter referred to as reserved matters.) All details submitted to the Local Planning Authority for approval shall comply with the County Council's current 6Cs Highways Design and shall be implemented as approved and maintained in perpetuity for the lifetime of the development.
13. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
14. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure a satisfactory development in accordance with the aims of Policy T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and the SPD "Parking Provision for Residential Developments (2012).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
11. To reduce the possibility of deleterious material being deposited on the public highway (loose stoned etc.).
12. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

13. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014)
14. To ensure any potential land contamination issues are dealt with accordingly to ensure a satisfactory development.

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policies 8 and 10 of the Aligned Core Strategy (September 2014) and Policies ENV1 and H7 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014, as well as the Policies contained within the NPPF.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

126 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

127 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

128 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The Chair informed Members that the Service Manager, Planning, would be leaving the authority, thanked him for his service and wished him all the best for the future.

The meeting finished at 7.00 pm

Signed by Chair:
Date:

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MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 9 February 2016

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Carol Pepper
Councillor Bruce Andrews Councillor Alex Scroggie
Councillor Sandra Barnes Councillor Jane Walker
Councillor Bob Collis

Absent: Councillor Gary Gregory, Councillor Barbara Miller
and Councillor John Parr

Officers in Attendance: P Gibbs, A Callingham, H Cash, L Mellors, K Nealon,
S Steventon and L Sugden

311 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Gregory and Parr.

Councillor Wilkinson attended the meeting as substitute for Councillor Miller, who had given her apologies.

312 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 JANUARY 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

313 DECLARATION OF INTERESTS.

None.

314 INTRODUCTION OF A SAFEGUARDING AWARENESS SESSION WITH TEST AS PART OF THE PRIVATE HIRE /HACKNEY CARRIAGE DRIVERS AND PRIVATE HIRE OPERATORS LICENSING PROCESS

Consideration was given to the report by the Service Manager, Public Protection, which had been circulated prior to the meeting, to seek approval to introduce a Safeguarding Awareness session with test for Private Hire/Hackney Carriage Drivers and Private Hire Operators as part of the application and renewal process for Private Hire and Hackney

Carriage Driver's and Private Hire Operators licences ("driver's licences").

RESOLVED:

1. To consult on the introduction of the Gedling Borough Council Safeguarding Awareness session and test;
2. That the Corporate Director, in consultation with the Chair of Environment and Licensing Committee, be authorised to introduce the Safeguarding Awareness session with test after taking into account any comments received during the consultation period;
3. That all those submitting an application for a Private Hire/Hackney Carriage Driver's licence and or an Operator's Licence on or after 1st April 2016 be required to attend and pass the Gedling Borough Council Safeguarding Awareness session and pass the test as part of the application process;
4. That all those who currently hold a Gedling Borough Council Private Hire/Hackney Carriage driver's licence and or an Operator's Licence which is due for renewal on or after 1st July 2016 be required to pass the Gedling Borough Council Safeguarding Awareness session as part of the renewal application process;
-
5. That holders of Hackney Carriage Drivers Licence or Operators licence will be required to undertake refresher safeguarding training and test every 3 years either as part of the renewal process for holders of a 1 year licence, or at the first declaration stage for 3 year licence holders;
6. That the minimum pass rate for the Gedling Borough Council Safeguarding Test be set at 75%; and
7. That Officers report back to The Environment and Licensing Committee 12 months after the introduction of the Gedling Borough Council Safeguarding Awareness session and test to update Members as to its progress.

315

CHANGES TO THE STATEMENT OF POLICY AND GUIDELINES FOR THE CONSIDERATION OF APPLICATIONS FOR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS AND PRIVATE HIRE OPERATORS

Consideration was given to the report by the Corporate Director, David Wakelin, which was circulated prior to the meeting, seeking approval of amendments to the Statement of Policy and Guidelines for the Licensing of Hackney Carriage Drivers, Private Hire Drivers and Private Hire Operators for consultation.

RESOLVED:

1. To approve the amendments to the Statement of Policy and Guidelines for the Licensing of Hackney Carriage Drivers, Private Hire Drivers and Private Hire Operators for consultation with the Hackney Carriage and Private Hire trade, subject to the approval of the Safeguarding Awareness session with test.
2. That the Corporate Director, in consultation with the Chair of Environment and Licensing Committee, be authorised to agree the final Policy after taking into account any comments received during the consultation period.

316

CHANGES TO HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLE AGE POLICY, SPECIFICATION FOR HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLES AND THE HACKNEY CARRIAGE AND PRIVATE HIRE SUPPLEMENTARY TESTING MANUAL

Consideration was given to the report by Service Manager, Public Protection, which had been circulated prior to the meeting, seeking the approval of the proposed Hackney Carriage and Private Hire Specification, Inspection and Testing Manual for consultation.

RESOLVED:

1. To approve the Hackney Carriage and Private Hire Specification, Inspection and Testing Manual for consultation with the Hackney Carriage and Private Hire trade;
2. That the Corporate Director, in consultation with the Chair of Environment and Licensing Committee, be authorised to agree the final Manual after taking into account any comments received during the consultation period; and
3. That all vehicles presented at the test station in pursuit of either a Private Hire or Hackney Carriage vehicle licence, on or after 1st April 2016, will be considered and tested in line with Gedling Borough Council Hackney Carriage and Private Hire Specification, Inspection and Testing Manual (subject to any changes made following the consultation).

317

CHANGES TO HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLE LICENCE CONDITIONS AND HACKNEY CARRIAGE AND PRIVATE HIRE DRIVER'S LICENCE CONDITIONS

Consideration was given to the report of the Service Manager, Public Protection, which had been circulated prior to the meeting, seeking approval for amendments to the Hackney Carriage and Private Hire Vehicle Licence Conditions and the Hackney Carriage and Private Hire Driver's Licence Conditions.

RESOLVED:

1. To approve the proposed Hackney Carriage and Private Hire Vehicle Licence Conditions and the Hackney Carriage and Private Hire Driver's Conditions for consultation with the Hackney Carriage and Private Hire trade.
2. That the Corporate Director, in consultation with the Chair of Environment and Licensing Committee, be authorised to agree the final conditions after taking into account any comments received during the consultation period.
3. That all vehicle and driver's licences, Private Hire or Hackney Carriage issued on or after 1st April 2016, will be conditioned in line with Gedling Borough Council Hackney Carriage and Private Hire Vehicle or Driver's Licence Conditions, respectively.

318

PROPOSED GENERAL AND TAXI LICENSING FEES FOR 2016/17

Consideration was given to a report of the Service Manager, Public Protection, which had been circulated prior to the meeting, seeking approval of a proposed increase to taxi licensing and general fees for 2016/17.

RESOLVED to approve:

1. The fees and charges for 2016/17 with effect from 1st April 2016;
2. The fees for taxi operators and vehicle licences for 2016/17 for advertisement in accordance with the Local Government (Miscellaneous Provisions) Act 1976 and that such fees automatically come into force if no objections are received within the statutory period; and

3. The proposed fees for taxi driver's licences detailed in Appendix 1 for 2016/17 for advertisement and that the Corporate Director, in consultation with the Chair of Environment and Licensing Committee, be authorised to agree the final fees after taking into account any comments received during the consultation period.

319 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

320 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

321 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - CPS

The Committee considered a report from Corporate Director, David Wakelin, regarding an application for Joint Hackney Carriage/Private Hire Driver's Licence from CPS.

CPS attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To approve CPS's application for a Hackney Carriage/Private Hire Driver's Licence for a period of 1 year, with a warning as to the necessary consequences of any further convictions or appearances before Committee.

322 CHANGE OF CIRCUMSTANCE OF JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVER'S LICENCE - AB

The Committee considered a report from Corporate Director, David Wakelin for a change of circumstance of Joint Hackney Carriage/Private Hire Driver's Licence for AB.

AB attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To suspend the Hackney Carriage/Private Hire Driver's Licence held by AB for a period 28 days, without immediate effect and to give AB 21 days to surrender his licence.

AB was advised of his right to appeal against the decision of the Committee.

Councillor Scroggie left the Council Chamber 5.45pm.

Councillor Scroggie returned to the Council Chamber 5.55pm.

323 APPLICATION FOR A JOINT HACKNEY CARRIAGE /PRIVATE HIRE DRIVER'S LICENCE - TAK

The Committee considered a report from Corporate Director, David Wakelin, regarding an application for Joint Hackney Carriage/Private Hire Driver's Licence from TAK.

TAK attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To approve TAK's application for a Hackney Carriage/Private Hire Driver's Licence for a period of 1 year, with a warning as to the necessary consequences of any further convictions or appearances before Committee.

324 CHANGE OF CIRCUMSTANCE OF JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVER'S LICENCE - AA

The Committee considered a report from Corporate Director, David Wakelin for a change of circumstance of Joint Hackney Carriage/Private Hire Driver's Licence for AA.

AA attended the meeting with a friend and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To suspend the Hackney Carriage/Private Hire Driver's Licence held by AA for a period 56 days, without immediate effect and to give AA 21 days to surrender his licence.

AA was advised of his right to appeal against the decision of the Committee.

The meeting finished at 7.05 pm

Signed by Chair:
Date:

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MINUTES LICENSING ACT COMMITTEE

Tuesday 9 February 2016

Councillor Marje Paling (Chair)

Councillor Nicki Brooks
Councillor Bruce Andrews
Councillor Sandra Barnes
Councillor Carol Pepper

Councillor Alex Scroggie
Councillor Jane Walker
Councillor Bob Collis

Apologies for absence: Councillor Gary Gregory, Councillor Barbara Miller and Councillor John Parr

Officers in Attendance: A Callingham, L Mellors, K Nealon, R Pentlow, L Sugden and H Cash

28 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Gregory, Miller and Parr.

29 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 6 OCTOBER 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

30 DECLARATION OF INTEREST.

None.

31 PROPOSED GAMBLING ACT FEES.

Consideration was given to a report of the Service Manager, Public Protection, which had been circulated prior to the meeting, seeking approval of proposed increases to gambling fees and charges for 2016/17 financial year.

RESOLVED:

1. To approve the fees and charges for 2016/17 with effect from 1st April 2016.

32

ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 4.07 pm

Signed by Chair:

Date:

MINUTES CABINET

Thursday 11 February 2016

Councillor Michael Payne (Chair)

Councillor Peter Barnes
Councillor David Ellis
Councillor Kathryn Fox

Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Absent: Councillor John Clarke

Officers in Attendance: L Parnell, H Barrington, M Kimberley, D Wakelin,
C Goodall and J Gray

62 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor John Clarke.

63 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 DECEMBER 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

64 DECLARATION OF INTERESTS.

None.

65 QUARTERLY BUDGET AND PERFORMANCE PLAN MONITORING.

The Chief Financial Officer introduced a report, which had been circulated prior to the meeting, informing Members of the likely outturn of the Revenue and Capital Budgets for the 2015/16 financial year and of the position against improvement actions and performance indicators in the 2015/16 Gedling Plan.

RESOLVED to:

- 1) Note the progress against Improvement Actions and Performance Indicators in the 2015/2016 Gedling Plan;

- 2) Approve the General Fund Revenue Budget virements included within Appendix 1;
- 3) Approve the changes to the Capital Programme included in paragraph 2.2.3;
- 4) Note the virements and transfers to/from reserves and funds during the last quarter as detailed in appendices 3 and 4; and
- 5) Include details of budget and performance monitoring in a quarterly performance digest, to be published on the Council's website and Intranet in line with the recommendations of Performance Review Scrutiny Committee.

66 PRUDENTIAL CODE INDICATOR MONITORING 2015/16 AND QUARTERLY TREASURY ACTIVITY REPORT FOR QUARTER ENDED 31 DECEMBER 2015

The Chief Financial Officer introduced a report, which had been circulated prior to the meeting, informing members of the performance monitoring of the 2015/16 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.

RESOLVED:

To note the report, together with the Treasury Activity Report for Quarter and the Prudential and Treasury Indicator Monitoring for Quarter 3.

67 GEDLING BOROUGH LOCAL DEVELOPMENT SCHEME 2016

The Planning Policy Manager introduced a report, which had been circulated prior to the meeting, to seek approval from Cabinet to bring the revised Local Development Scheme into effect from 12th February 2016.

RESOLVED:

To approve the revised Local Development Scheme and agree that it shall come into effect on 12th February 2016.

68 CHANGES TO THE DELEGATION SCHEME FOLLOWING THE MANAGEMENT RESTRUCTURE

The Director of Organisational Development and Democratic Services introduced a report, which had been circulated prior to the meeting, to seek approval to amend all current executive delegations, policies and procedures following the management restructure.

RESOLVED to:

- 1) Amend as set out in the report all current executive delegations, policies and procedures approved by Cabinet or a Cabinet member to reflect the new management arrangements, and
- 2) Authorise the Monitoring Officer to make any necessary amendments to reflect the new management arrangements.

69 GEDLING CONVERSATION 2015

The Director of Organisational Development and Democratic Services introduced a report, which had been circulated prior to the meeting, to feed back to Members on the Gedling Conversation 2015.

RESOLVED:

To note the feedback on the Gedling Conversation 2015.

70 FORWARD PLAN

Consideration was given to a report of the Service Manager, Elections and Members' Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

71 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- The free bulky waste collections were proving successful.
- Fencing had been erected at Gedling Country Park to protect wild birds.
- A food outlet was now situated on the Country Park.
- Positive feedback had been received from residents about the recently sited grit bins around the Borough.
- The tree surgery service was proving popular.

Councillor Jenny Hollingsworth (Growth and Regeneration)

- An Apprenticeships Fair was being held at Arnold Methodist Church on 25 March, 3.30pm to 7pm.
- The approved judgement on a second Judicial Review had been received and it was found that there was no error in law on the part of the Council and the claim was dismissed.

Councillor Kathryn Fox (Community Development)

- A Chinese Lanterns and Dragons event was taking place on Saturday 20 February in the Civic Centre which would include a chill out zone for special needs children.
- The Citizens Advice Bureau, based in the Civic Centre, has been able to assist 890 residents supported by Gedling Borough Council funding.
- Remaining balances on Members Pots will need to be spent by 8 March 2016.
- A dragon made of recycled materials created by young people in Newstead is currently being displayed in the Civic Centre appeared at Nottingham Light Night on 5 February.
- Christmas Fairs arranged by the Locality Co-ordinators had been successful and had provided information stalls. Thanks were given to the Locality Officers.

Councillor Henry Wheeler (Housing, Health and Well-being)

- The Bonington Theatre programme was successfully expanding.
- An approach had been made by Harrogate Borough Council who intend to use Gedling Borough's Loneliness Plan as best practice.
- All Gedling Borough Leisure Centres had been approved as being breast feeding friendly.
- Age UK were in the process of appointing a Men In Sheds Co-ordinator.
- Members were reminded to attend training on Dementia Awareness which was taking place on 15th March and 4th April at 5pm in the Civic Centre.
- The Obesity Prevention Service had a high take up of clients around Killisick and Netherfield.

- DNA membership had increased.
- A meeting had been arranged to evaluate the impact of loss of support to the homelessness service.
- The Youth Council would be undertaking an election in March 2016 with more schools being involved, including Derrymount.

Councillor Michael Payne (Resources and Reputation)

- Thanks were given to officers from the Legal and Planning Services for their work on the Judicial Review.
- Gedling Homes were currently operating a reduced counter service at the Civic Centre which would close permanently on 31 March 2016.
- CPI compliance had been retained which will allow electronic payments to be taken and will be rolled out in due course.
- There had been a reduction in sickness absence figures which were now well below target. Thanks were given officers in the HR team.

Councillor David Ellis (Public Protection)

- Community safety figures showed that there was a downward trend in ASB crime in the Borough and that Gedling were currently the best performing district in Nottinghamshire.
- There had been some changes to taxi licensing arrangements and a lot of work had been carried out to introduce a taxi improvement plan in order to improve the professionalism of the service.
- Members were reminded to attend the Prevent: Awareness Session on Friday 12 February.
- A food premises owner in Calverton was recently fined for repeated poor hygiene practices.

72 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

73 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.20 pm

Signed by Chair:
Date:

MINUTES APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Thursday 18 February 2016

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Michael Adams
Councillor Chris Barnfather

Councillor Bob Collis
Councillor Marje Paling
Councillor Colin Powell

Officers in Attendance: J Robinson, D Archer, H Barrington, M Kimberley and
A Dubberley

34 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 5 JANUARY 2016.

RESOLVED:

That subject to updating the attendance information for officers the minutes of the above meeting, having been circulated, be approved as a correct record.

36 DECLARATION OF INTERESTS.

None received.

37 CHANGES TO THE DELEGATION SCHEME FOLLOWING THE MANAGEMENT RESTRUCTURE

The Director of Organisational Development and Democratic Services introduced a report, which had been circulated prior to the meeting, which proposed amendments to all current delegations, policies and procedures within the remit of Appointments and Conditions of Service Committee following the management restructure.

RESOLVED to:

- 1) Amend all current delegations, policies and procedures within the remit of Appointments and Conditions of Service Committee, as set out in the report, to reflect the new management arrangements; and

2) Authorise the Monitoring Officer to make any necessary amendments to reflect the new management arrangements.

38 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

39 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

40 COUNCIL PAY REVIEW.

The Chief Executive presented a not for publication report, which had been circulated prior to the meeting setting out proposals as part of a pay review that would be released for consultation.

After discussion and on the requisition of two Members the motion to approve the proposals contained within the report for consultation with Trade Unions and Staff was put to a named vote and was carried.

For the Motion

Councillors Collis, Clarke, Paling and Payne

Against the Motion:

Councillors Adams, Barnfather and Powell

RESOLVED:

To approve the proposals set out in the report for consultation with staff and trade unions.

The meeting finished at 3.30 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 18 February 2016

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Absent: Councillor Kathryn Fox

Officers in Attendance: J Robinson, H Barrington, M Kimberley, D Wakelin
and A Dubberley

74 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Fox.

75 DECLARATION OF INTERESTS.

None received.

76 PRUDENTIAL AND TREASURY INDICATORS AND TREASURY STRATEGY 2016/17

The Chief Financial Officer introduced the report, which had been circulated prior to the meeting, presenting the Council's Prudential Code Indicators and Treasury Strategy for 2016/17.

RESOLVED:

To note the Prudential Indicators and Treasury Strategy 2016/17 as detailed in the report, and refer it to Full Council for approval as required by regulation.

77 CAPITAL PROGRAMME 2016/17

The Chief Financial Officer presented the report of the Senior Leadership Team, on behalf of the Leader, which had been circulated prior to the meeting, summarising the proposed capital programme for 2016/17 and 2018/19 in light of the Council's priorities and available resources.

RESOLVED to:

- 1) Note the estimated capital financing available for 2016/17 to 2018/19; and
- 2) Agree the Capital Programme for 2016/17 to 2018/19 detailed at Appendix 1 to the report and refer it to Council for approval.

78

COUNCIL PLAN (INCLUDING BUDGET 2016/17)

The Chief Executive and Chief Financial Officer introduced the report of the Senior Leadership Team, on behalf of the Leader, which had been circulated prior to the meeting, setting out the priorities, objectives and top actions for the Council for the forthcoming year with the associated revenue budget.

RESOLVED:

- 1) To approve a 3% income inflation increase for the individual portfolios as shown in the table at paragraph 3.6.5 of the report;
- 2) That the decision regarding the acceptance of a four year funding settlement from Central Government be delegated to the Chief Financial Officer in consultation with the Portfolio Holder for Resources and Reputation; and
- 3) To recommend to Council on 7 March 2016:
 - a) That the financial threshold above which decisions will be regarded as Key Decisions be set at £0.5m for 2016/17;
 - b) A Council Tax increase of 0% which balances the financing of a Net Council Tax Requirement of £5,526,500 in 2016/17;
 - c) Approve the Gedling Plan and the detailed budget for 2016/17, as detailed in Appendices 1 and 3 to the report; and
 - d) Approve the future cumulative efficiency target of £1.15m with the following annual ongoing targets: 2017/18 £350,000; 2018/19 £300,000; 2019/20 £250,000; 2020/21 £250,000, and to instruct officers to develop delivery plans for the 2017/18 budget process.

79

ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.10 pm

Signed by Chair:
Date:

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MINUTES JOINT CONSULTATIVE AND SAFETY COMMITTEE

Tuesday 23 February 2016

Councillor Alex Scroggie (Chair)

| | | |
|----------|-------------------------|---------------------------|
| Present: | Councillor Emily Bailey | Councillor John Parr |
| | Councillor Tammy Bisset | Councillor Muriel Weisz |
| | Councillor Paul Feeney | Councillor Paul Wilkinson |
| Unison: | Alan Green | Gill Morley |
| | Alison Hunt | |

Officers in Attendance: D Archer, L Parnell and J Robinson

29 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Gregory attended the meeting as a substitute for Councillor Weisz, who had given apologies.

Apologies for absence were received from UNISON representatives Louise Wass-Griffiths, Alison Hunt and Gill Morley and from GMB representative Sean Redgate.

30 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 NOVEMBER 2015

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

31 DECLARATION OF INTERESTS.

None.

32 SICKNESS ABSENCE

The Service Manager, Organisation Development, presented a report, which had been circulate prior to the meeting, informing Committee of the current levels of sickness absence in the organisation and examining trends

The Service Manager and Chief Executive provided context to the report in relation to the statistical impact of a number of complex, long term periods of sickness absence and the excellent work done to reduce sickness absence in the front line, manual labour based departments.

RESOLVED:

To note the report.

33 MINOR CHANGES TO ESTABLISHMENT OUTSIDE JCSC

The Service Manager, Organisational Development, presented a report, which had been circulated prior to the meeting, outlining two minor changes to the establishment authorised for implementation by the Chief Executive outside of the formal committee process, following consultation with trade unions.

RESOLVED:

To note the report.

34 CURRENT STAFFING ISSUES

The Service Manager, Organisational Development, presented a report, which had been circulated prior to the meeting, outlining issues of particular interest relating to the Council's workforce.

RESOLVED:

To note the information.

35 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

36 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

37 REVIEW OF COUNCIL PAY LEVELS

The Chief Executive presented a report, which was circulated at the meeting, requesting that consultation be commenced on proposals to alter the local pay line for posts across the organisation and to move Service Manager posts onto terms and conditions governed by the JNC for Chief Officers.

The Chief Executive provided background and context to the review, along with the proposal for consultation.

RESOLVED:

To endorse the proposal for the consultation and agree the arrangement of an extraordinary meeting of the Joint Consultative and Safety Committee to consider feedback and comments from the consultation.

The meeting finished at 6.30 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 24 February 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Gary Gregory
 Councillor Michael Adams Councillor Sarah Hewson
 Councillor Pauline Allan Councillor Meredith Lawrence
 Councillor Peter Barnes Councillor Marje Paling
 Councillor Sandra Barnes Councillor Colin Powell
 Councillor Chris Barnfather Councillor Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis

Absent:

Officers in Attendance: C Goodall, D Gray, L Mellors, N Morley and F Whyley

129 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

130 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 03 FEBRUARY 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

131 DECLARATION OF INTERESTS

None.

Councillor Hewson entered the meeting.

132 APPLICATION NO. 2015/1257- 97 SHEEPWALK LANE, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9FD.

Proposed demolition of existing dwelling and development of site with 2 replacement dwellings and garages together with amended access arrangements.

Ms. Lomas, the applicant, spoke in favour of the application.

Mr. Slade, a resident objector, spoke against the application.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the planning application form, the location plan, drawing nos. 11121/10A, 11121/03B, 1112/11, 11121/10, 20541_03_ES rev 0, 20541_OGL rev A the landscaping scheme (dated September 2015), plan as existing (drawing no 11121/12), the design and access statement and the planning support statement received on 16th October 2015 as amended by the revised site plan Dwg. no. 11122-09E, the tree survey and report received by email on 19th January 2016, the email of 21st December from the applicant confirming that bedroom 1 of Unit 1 incorporates a glass "Juliet" balustrade preventing access onto the flat roof above the dining/family area, and also that whilst a full height aluminium framed screen is indicated to bedroom 2 of Unit 1 only the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels, the emails of 19th and 25th January 2016 confirming the width of the entrance is 5.0m and the remainder of the drive 4.25 m which is unbounded with an equal camber and run off. Also, that the drive is stoned mastic asphalt and that the turning head has a minimum 8.5m beyond the main turning area.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. The dwellings shall not be occupied until the access driveway has been widened to 5.0m and is surfaced in a hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary. The surfaced drive shall be maintained in such hard bound material for the life of the development.
5. No works permitted under Class A, B, C, D, E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 shall be undertaken without the prior written permission of the Borough Council as local planning authority.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
7. The dwellings shall not be occupied until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a tree constraints plan of the site showing existing and neighbouring trees, including root protection areas, which are likely to be affected by the proposed development. The plan should demonstrate how the trees are to be protected in a new arboricultural method statement. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council.
9. The dwellings shall not be occupied until the verge crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
10. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt

3. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To reduce the possibility of deleterious material (loose stones etc) being deposited on the public highway.
5. In the interest of maintaining the character and appearance of the area, and in particular the Ravenshead Special Character Area, and protecting the amenities of the adjoining properties.
6. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2014).
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (certain policies saved 2014)
9. In the interests of Highway safety

133 JUDICIAL REVIEW JUDGEMENT- LAND NORTH OF THE LIGHTHOUSE, CATFOOT LANE, LAMBLEY.

RESOLVED:

To note the information.

134 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

135 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

136 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.31 pm

Signed by Chair:
Date:

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MINUTES STANDARDS COMMITTEE

Thursday 25 February 2016

Councillor Emily Bailey (Chair)

| | |
|---------------------------|--------------------|
| Councillor Alan Bexon | John Bailey |
| Councillor Andrew Ellwood | Patricia Woodfield |
| Councillor Colin Powell | |

Independent Person: Mr. J. Baggaley

Absent: Councillor Michael Payne and Gordon Wallis

Officers in Attendance: H Barrington

14 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Payne and Mr. Gordon Wallace.

15 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 27 AUGUST 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

16 DECLARATION OF INTERESTS.

None.

17 REVIEW OF STANDARDS REGIME.

Consideration was given to a report of the Director of Organisational Development and Democratic Services seeking approval to set up a series of working groups to review various aspects of the current standards regime.

RESOLVED:

1. To agree to the establishment of the following working groups to review various aspects of the current standards regime.

- a. Working Group A- Registration of Interests and Code of Conduct:
Councillor Payne, Councillor Ellwood, Councillor Powell, J. Bailey.
 - b. Working Group B- Arrangements for dealing with complaints and dispensations:
Councillor Bailey, Councillor Bexon, P. Woodfield, J. Baggaley.
2. That G. Wallis be invited to attend either working group; and
 3. That a separate working group to consider the Standards Committee and Independent Person is not necessary and can be dealt with through correspondence.

18 REGISTER OF MEMBERS' INTERESTS – BOROUGH AND PARISHES.

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, and a verbal report provided at the meeting, informing members of the current position with regard to the number of Register of Members' Interests forms received for Borough and Parish Councillors.

RESOLVED:

To note the information.

19 CODE OF CONDUCT COMPLAINTS.

Consideration was given to a report of the Director of Organisational Development and Democratic Services informing members of complaints received between 1 August 2015 and 31 January 2016.

RESOLVED:

To note the report.

20 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at Time Not Specified

Signed by Chair:

Date:

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MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 8 March 2016

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Barbara Miller
Councillor Bruce Andrews Councillor John Parr
Councillor Sandra Barnes Councillor Alex Scroggie
Councillor Bob Collis Councillor Jane Walker
Councillor Gary Gregory

Absent: Councillor Carol Pepper

Officers in Attendance: P Gibbs, L Parnell, S Steventon and F Whyley

325 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Pepper, who was substituted by Councillor Poole.

326 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 FEBRUARY 2016

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

327 DECLARATION OF INTERESTS.

None.

328 CHANGES TO THE DELEGATION SCHEME FOLLOWING THE MANAGEMENT RESTRUCTURE

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, seeking approval to amend all current delegations, policies and procedures within the remit of Environment and Licensing Committee following a management restructure.

RESOLVED that:

1. All current delegations, policies and procedures within the remit of Environment and Licensing Committee are amended

as set out in the report to reflect the new management arrangements; and

2. The Monitoring Officer be authorised to make any necessary amendments to reflect the new management arrangements.

329 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

330 APPEAL AGAINST REFUSAL TO GRANT A HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE

RESOLVED:

To note the information.

331 COMPLAINT AGAINST HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - KA

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, regarding a complaint against Hackney Carriage/Private Hire Driver KA.

Following printing of the agenda, a letter was received from KA in relation to the complaint and this was circulated to Members at the meeting.

The complainant and KA, along with a representative from his employing company, attended the meeting and addressed the committee.

A character reference was provided to the Chair by the company representative, which the Chair duly read to Members.

RESOLVED:

That KA remains a fit and proper person and that no further action be taken in relation to the complaint.

332 APPLICATION TO RENEW JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - OAM

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, regarding an application to renew a Joint Hackney Carriage/Private Hire Driver's Licence from OAM.

OAM attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse OAM's application to renew a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

OAM was advised of his right to appeal against the decision of the Committee.

Councillor Poole left the meeting.

333 APPLICATION TO RENEW JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - JMS

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, regarding an application to renew a Joint Hackney Carriage/Private Hire Driver's Licence from JMS.

JMS attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse JMS's application to renew a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

JMS was advised of his right to appeal against the decision of the Committee.

334 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - DI

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence from DI.

DI attended the meeting, along with his solicitor, and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse DI's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

DI was advised of his right to appeal against the decision of the Committee.

Councillors Collis and Parr left the meeting.

335 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - SKS

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence from SKS.

SKS attended the meeting, with his brother, and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To refuse SKS's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

SKS was advised of his right to appeal against the decision of the Committee.

336 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVER'S LICENCE - KN

KN did not attend the meeting.

RESOLVED:

To defer consideration of the application for a Joint Hackney Carriage/ Private Hire Driver's Licence from KN to a future meeting of the Committee. If KN does not attend his next appointment, his application will be treated as withdrawn.

337

ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 8.00 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 16 March 2016

Councillor Barbara Miller (Chair)

In Attendance: Councillor Michael Adams Councillor David Ellis
Councillor Pauline Allan Councillor Gary Gregory
Councillor Peter Barnes Councillor Sarah Hewson
Councillor Sandra Barnes Councillor Marje Paling
Councillor Alan Bexon Councillor Colin Powell
Councillor Bob Collis Councillor Paul Stirland
Councillor Kevin Doyle

Absent: Councillor John Truscott, Councillor Chris Barnfather,
Councillor Meredith Lawrence and Councillor Paul
Wilkinson

Officers in Attendance: C Goodall, D Gray, L Parnell, L Sugden and
P Seddon

137 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.**

Apologies for absence were received from Councillors Truscott, Barnfather, Lawrence and Wilkinson.

Councillors Ellis and Doyle attended the meeting as substitutes for Councillors Wilkinson and Barnfather, respectively.

138 **TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 24 FEBRUARY 2016.**

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

139 **DECLARATION OF INTERESTS**

Councillor Pauline Allan declared a prejudicial interest in Application No. 2016/0169 on the grounds that she is a Member of the Warren Hill Action Group and left the meeting during consideration of the application.

140 **APPLICATION NO. 2016/0169- RECREATION GROUND, MUIRFIELD ROAD, BESTWOOD**

Councillor Allan left the meeting.

Replace existing playground with new play equipment, outdoor gym equipment and installation of multi-use games system. The playground area would be extended beyond the fence with equipment for older children.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the application form, site location plan and details, received on 1st February 2016.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general. The proposal would enhance and improve the recreational and sporting potential or quality of the site and the wider area. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), Policies 10 and 16 of the Aligned Core Strategy (September 2014) and advice contained with the NPPF.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

141 CHANGES TO THE DELEGATION SCHEME FOLLOWING THE MANAGEMENT RESTRUCTURE.

Councillor Allan entered the meeting.

The Solicitor introduced the report and made Members aware of an amendment to paragraph 3.1b which should read “Head of Planning and Economic Growth, **or such other title as this position should be changed to**, in relation to Planning, Building Control and Economic Development functions.”

RESOLVED to:

- 1) Amend all current delegations, policies and procedures within the remit of Planning Committee, as set out in the report, to reflect the new management arrangements; and
- 2) Authorise The Monitoring Officer to make any necessary amendments to reflect the new management arrangements.

142 PLANNING ENFORCEMENT 0055/2015- 16 SHERINGHAM CLOSE, ARNOLD

Erection of unauthorised fence which 2.4m high adjacent to the rear boundary without planning permission.

RESOLVED to:

Authorise the Director to close the enforcement investigation without taking enforcement action in relation to the Town and Country Planning Act 1990.

143 PLANNING DELEGATION PANEL ACTION SHEETS

Members were informed that minutes of the Planning Delegation Panels would be sent to the next meeting of Committee.

144 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

145 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.20 pm

Signed by Chair:
Date:

MINUTES APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Thursday 17 March 2016

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Michael Adams
Councillor Chris Barnfather

Councillor Bob Collis
Councillor Marje Paling
Councillor Colin Powell

Apologies for absence:

Officers in Attendance: D Archer, H Barrington, A Dubberley and J Robinson

41 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

42 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 18 FEBRUARY 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

43 DECLARATION OF INTERESTS.

None received.

44 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

There were no urgent items.

45 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

DISMISSAL OF CORPORATE DIRECTOR.

The Chief Executive presented a report, which had been circulated prior to the meeting, seeking approval to dismiss a Chief Officer on grounds of redundancy following restructuring of the Council's management arrangements.

RESOLVED to:

- 1) Approve the dismissal of MK, Corporate Director on the grounds of redundancy;
- 2) Request the Council's Monitoring Officer to notify the Executive of the decision to dismiss as required by the Standing Orders relating to staff within the Council's Constitution;
- 3) Subject to the Monitoring Officer following the notification arrangements set out in the constitution and receiving no objection from the Leader, to authorise the Chief Executive to issue a notice of dismissal to MK; and
- 4) Designate Alison Ball, Financial Services Manager, as the Council's 151 Officer until such point as the new Deputy Chief Executive and Director of Finance is in post.

The meeting finished at 2.35 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 17 March 2016

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Kathryn Fox
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Officers in Attendance: L Parnell, H Barrington, M Kimberley, J Robinson,
D Wakelin, J Gray, Hardy and L Juby

80 APOLOGIES FOR ABSENCE.

No apologies for absence were received.

81 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 11 AND 18 FEBRUARY 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

82 DECLARATION OF INTERESTS.

None.

83 LOCAL PLANNING DOCUMENT - PUBLICATION DRAFT

The Planning Policy Manager presented the report, which had been circulated prior to the meeting, seeking approval of the publication draft of the Local Planning Document to be issued for a six week consultation period and, subject to no substantial issues arising from this consultation, for referral to Council for approval of the Publication draft, Policies Map and Sustainability Appraisal to be submitted to the Secretary of State.

The Planning Policy Manager provided information relating the key development policy changes/additions, site specific allocations and outlined an additional recommendation in relation to providing clarity for Members regarding the weight to be given to the emerging documents in determining planning applications.

RESOLVED:

- 1) To agree that the Publication draft of the Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment be submitted to Council for approval to go out for a six week consultation period;
- 2) To recommend that Council approve the submission of the Publication draft of the Local Planning Document, Policies Map, Sustainability Appraisal and Habitats Regulations Assessment to the Secretary of State with associated evidence documents for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 subject to there not being the need for any substantial changes following consultation on the Publication draft. Should the consultation confirm the need for substantial changes then this would require referral back to Council for approval at a later date;
- 3) To recommend that Council delegates authority to the Chief Executive in consultation with the Chairman of Planning Committee to make any minor changes such as typographical, formatting or changes to imagery necessary to the Publication draft prior to consultation and/or submission; and
- 4) That Officers be requested to provide clarity as to how sites will be considered during the process for producing the Local Plan Document and the weight to be attached to the emerging document.

84

BESTWOOD ST ALBANS HEALTHY COMMUNITIES PROJECT

The Service Manager Leisure, presented the report, which had been circulated prior to the meeting, seeking approval for the delivery of a Healthy Communities Project in Bestwood and the establishment of relevant budgets through virement.

The Portfolio Holder presented amended recommendations, following consultation with local residents, groups and the Parish Council, reducing the scope of the project from 2 years to 12 months and establishing additional operational budget.

RESOLVED to approve:

- 1) The delivery of a Healthy Communities Project to be funded by S106 developer contributions subject to delivery being for a period of 12 months; and
- 2) The following budget virement to establish the project expenditure and income budgets:

| | |
|----------------------|-----------|
| Employee Expenses | £24,000 |
| Operational Expenses | £42,000 |
| S106 Contribution | (£66,000) |

85 FORWARD PLAN

Consideration was given to a report of the Service Manager, Elections and Members' Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

86 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- The "Clean for the Queen" project had been a success and had reached over 400,000 people on Social Media. The Portfolio Holder wished to express his thanks to the community for their involvement.
- Nottingham Trent University architecture students had recently presented ideas and plans for consideration in relation to the Gedling County Park visitor centre. The Portfolio Holder noted the exceptional quality of the work and how much effort they had put into their plans.
- Good support had been received for the Bulky Waste Collection Amnesty.

Councillor Henry Wheeler (Housing, Health and Wellbeing)

- The Better Care Fund Plan 16/17 has now been signed off to allow access to additional funding for disabled facilities grants.
- The Council would be taking part in the Local Government Mental Health Challenge and would be bringing a motion before Council and, hopefully, appointing a Mental Health Champion.
- Dementia Friend training for Members and Leisure Centres is ongoing.
- Work is currently underway to look at the signage at Bonington Theatre, who are currently running a successful theatre programme.
- Work is ongoing regarding bringing empty homes back into use and there are currently discussions with Gedling Homes

regarding the potential to lease some of their properties to assist with temporary accommodation.

- It is hoped that Stop Smoking Services for pregnant women will be extended into the Borough from Kingsmill Hospital.

Councillor Jenny Hollingsworth (Growth and Regeneration)

- 870 students from 5 schools attended an employment programme, which was supported by 40 private sector employers.
- The Department of Work and Pensions, Gedling Borough Council and Bassetlaw District Council were undertaking a project looking at barriers to employment in Arnold and Worksop.
- 128 young people attended the National Apprenticeships Show at Arnold Methodist Church.
- Carlton Brass Band have recently relocated to Burton Joyce; there are plans for the former band room site to become starter homes.
- Discussions regarding the development of an extra care village in the Borough are ongoing.

Councillor David Ellis (Public Protection)

- Crime and anti-social behaviour continues to decline in the Borough. This trend does not, however, reflect all crime, for example cyber-crime is increasing.
- Training had been undertaken by Members, Officers and a number of partner agencies regarding preventing radicalisation.
- Officers from various agencies had liaised to reduce the impact of a short term traveller encampment at Teal Close.

Councillor Kathryn Fox (Community Development)

- The Council's COMA project had been selected by the Cabinet Office as a case study in local authority led asset transfer.
- A resource pack relating to community asset transfers would be available in April and a number of workshops would be available to community groups regarding business planning and sustainability, finance, governance and organisational structures.
- A Spring craft event will be held on 9 April from 1-5pm at the Civic Centre, with special educational needs support.
- Funding had been provided for young and elderly concessionary tickets to Nottingham Playhouse.
- Theatre outreach sessions would be held in Newstead, Killisick and Netherfield.
- Hope Nottingham and Eudaimonia have received funding to open a super kitchen and foodbank network.
- From October-November 2015 247 people were helped by the Citizens Advice Bureau. A debt case worker had assisted 52

people; managing almost £400,000 of debt and having £500,000 written off.

- International Women's Day and an associated programme of events had been successful, including an awards ceremony celebrating women in the community.
- An election to Gedling Youth Council had recently taken place and new Youth Councillors would hold their first meeting on 21 March.

Councillor Michael Payne (Resources and Reputation)

- A new edition of Contacts magazine had just gone to print following a meeting of the Editorial Board. Feedback on content is welcomed.
- The Council had responded to the government's consultation on the New Homes Bonus.
- Some Gedling Homes Services will continue to be provided from the Civic Centre, with Gedling Borough Council Advisors providing some counter services.
- All of Borough Wide community grants had been awarded and the Portfolio Holder encourage Members with remaining funds to allocate before the end of the financial year.
- The Portfolio Holder mentioned the outstanding work of all involved in the Women's Day events.

Councillor John Clarke (Leader of the Council)

- Talks regarding a devolution deal are ongoing with Nottinghamshire and Derbyshire authorities.
- Feedback from a recent Erasmus visit had been positive and the Leader had requested a presentation to Cabinet on the project.
- Following recent visits to locality co-ordinators, the Leader had requested an update to Cabinet on their work.

87 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

Councillor Collis asked a question of the Portfolio Holders for Public Protection and the Environment regarding control of dogs on Gedling Country Park, following a dog biting a member of the public.

The Portfolio Holders and Director responded to the question, informing the Member that the identification of the dog's owner will be pursued by Police should a complaint be filed by the victim and that the Friends of Gedling Country Park and neighbourhood wardens do remind dog walkers of the need to keep their dogs under control.

88 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

Councillor Clarke informed Members that this would be Mark Kimberley's last meeting of Cabinet before leaving the authority. Councillor Clarke, on behalf of Cabinet, thanked Mark for his work in service of the Borough and wished him well for the future.

The meeting finished at 2.00 pm

Signed by Chair:
Date:

MINUTES AUDIT COMMITTEE

Tuesday 22 March 2016

Councillor Paul Feeney (Chair)

| | |
|-----------------------------|-----------------------------|
| Councillor Bob Collis | Councillor Boyd Elliott |
| Councillor Sandra Barnes | Councillor Helen Greensmith |
| Councillor Chris Barnfather | Councillor Viv McCrossen |

Officers in Attendance: M Kimberley, L Parnell, A Ball and V Rimmington

Also in Attendance: T Tandy (KPMG) and A Bush (KPMG)

29 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received on behalf of Councillors Barnfather and Greensmith, who would be arriving late.

30 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 15 DECEMBER 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

31 DECLARATION OF INTERESTS.

None.

32 CERTIFICATION OF CLAIMS & RETURNS

Thomas Tandy of KPMG, the Council's external auditors, introduced a report, which had been circulated prior to the meeting, presenting their annual report on certification work undertaken for the 2014/15 financial year.

RESOLVED:

To note the report.

33 EXTERNAL AUDIT PLAN 2015-16

Andrew Bush of KPMG, the Council's external auditors, presented a report, which had been circulated prior to the meeting, informing

Members of KPMG's work plan for the forthcoming financial year and key deliverables.

RESOLVED:

To note the report.

34 CORPORATE RISK SCORECARD

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, updating Members on the current level of assurance that can be provided against each corporate risk.

RESOLVED:

To note the report.

35 FOLLOW-UP OF PREVIOUS AUDIT RECOMMENDATIONS

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, providing information on progress made to address actions identified from previous audit recommendations and identifying areas where additional action is required in relation to outstanding recommendations.

RESOLVED:

To note the report.

36 SUMMARY OF AUDIT ACTIVITY

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, summarising the outcome of Internal Audit activity for the period January to March 2016.

RESOLVED:

To note the report.

37 ANNUAL INTERNAL AUDIT PLAN 2016/17

The Service Manager, Audit and Asset Management, presented a report, which had been circulated prior to the meeting, informing Members of planned audit activity for the 2016/17 financial year.

RESOLVED:

To note the report.

38

ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

The Chair noted that it was Mark Kimberley's last committee meeting with the Council. On behalf of the Audit Committee, the Chair thanked Mark for his service to the Council and wished him well for the future.

Mark Kimberley thanked the current Committee, along with previous Audit Committee Members and Chairs, for their support during his time with the Council.

The meeting finished at 5.50 pm

Signed by Chair:
Date:

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MINUTES JOINT CONSULTATIVE AND SAFETY COMMITTEE

Wednesday 23 March 2016

Councillor Alex Scroggie (Chair)

| | | |
|----------|-------------------------|---------------------------|
| Present: | Councillor Emily Bailey | Councillor John Parr |
| | Councillor Tammy Bisset | Councillor Muriel Weisz |
| | Councillor Paul Feeney | Councillor Paul Wilkinson |
| Unison: | Alan Green | Gill Morley |
| | Alison Hunt | |

Officers in Attendance: D Archer, L Parnell and H Barrington

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Sean Redgate (GMB).

2 DECLARATION OF INTERESTS.

Officers present, with the exception of the Director of Organisational Development and Democratic Services, had an interest in the review of Council pay levels.

3 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

4 EXCLUSION OF PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

5 CLOSURE OF CONSULTATION - REVIEW OF COUNCIL PAY LEVELS

Councillor Bailey arrived at the meeting.

The Director, Organisational Development and Democratic Services, presented the report, which had been circulated prior to the meeting, and provided Members with additional consultation responses which had been received following publication of the agenda.

The Director drew Members attention to changes to the original proposals, arising from consultation, in relation to the introduction of a performance and pay scheme and the banding of Service Managers.

Members expressed concern in relation to the introduction of a mechanism to reduce Service Manager pay through the performance and pay scheme and asked that those concerns be considered by Officers and presented to the Appointment and Conditions of Service Committee.

Members also asked that further consideration be given to providing clarity to Service Managers in relation to flexible working arrangements prior to the removal of the flexi-time scheme.

Assurances were given that the Chief Executive would meet with Service Managers and the Senior Leadership Team to give clarity about the general expectations of Service Managers and how the principle of management of time will be applied to them.

RESOLVED:

To recommend the report to the Appointments and Conditions of Service Committee and ask that the Committee's concerns in relation to the clarity of flexible working arrangements and the proposal to introduce a mechanism to reduce pay through the performance and pay scheme be considered by the Appointments and Conditions of Service Committee.

The meeting finished at 6.35 pm

Signed by Chair:
Date:

MINUTES APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Monday 4 April 2016

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Michael Adams
Councillor Chris Barnfather

Councillor Bob Collis
Councillor Marje Paling
Councillor Colin Powell

Officers in Attendance: D Archer, H Barrington, A Dubberley and J Robinson

47 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

48 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 MARCH 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

49 DECLARATION OF INTERESTS.

None.

50 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

The Chair advised that he had allowed a report of the Chief Executive, which had been circulated prior to the meeting, which proposed a short list of interview candidates for the Committee's consideration relating to the role of Deputy Chief Executive and Director of Finance. The item would be considered as exempt business.

51 EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely

disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

52 CLOSURE OF CONSULTATION - COUNCIL PAY REVIEW.

The Chief Executive introduced a not for publication report, which had been circulated prior to the meeting, seeking approval to implement final proposals that had been drafted following consultation with staff and unions on revised pay levels.

After discussion and on the requisition of two Members the motion to approve the recommendations contained within the report was put to a named vote and was carried.

For the Motion

Councillors Collis, Clarke, Paling and Payne

Against the Motion:

Councillors Adams, Barnfather and Powell

RESOLVED to:

- 1) Approve the pay proposals in Section 3 of the report for implementation with effect from 1 April 2016;
- 2) Approve the general principles of the performance related pay scheme for Service Managers, proposed at Appendix C to the report, and agree the option to reduce pay should be retained in the scheme; and
- 3) Support the proposed contractual statement reflecting the Council's position on achieving a practical work/ life balance for those employed under Chief Officer terms and conditions as shown at Appendix D to the report and to ask that the Chief Executive provides general guidance to relevant officers in its application and management.

53 RECOMMENDATIONS FOR INTERVIEW- DEPUTY CHIEF EXECUTIVE AND DIRECTOR OF FINANCE

The Chief Executive introduced a report, which had been circulated prior to the meeting and certified as urgent business by the Chair, seeking the Committee's determination of a shortlist of candidates to be interviewed for the post of Deputy Chief Executive and Director of Finance.

RESOLVED to:

- 1) Confirm the shortlist of candidates to invite for interview for the post of Deputy Chief Executive and Director of Finance; and

- 2) Authorise the Chief Executive to compile a suitable range of interview questions and presentation topic to be used in the final interview process.

The meeting finished at 10.35 am

Signed by Chair:
Date:

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MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 5 April 2016

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Gary Gregory
Councillor Bruce Andrews Councillor Barbara Miller
Councillor Sandra Barnes Councillor Carol Pepper
Councillor Bob Collis Councillor Alex Scroggie

Absent: Councillor John Parr and Councillor Jane Walker

Officers in Attendance: R Pentlow, L Mellors and L Sugden

338 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Parr and Councillor Walker.

339 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 MARCH 2016

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

340 DECLARATION OF INTERESTS.

None.

341 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

342 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely

disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

343 CHANGE OF CIRCUMSTANCES OF JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - AA

Councillor Pepper entered the Chamber.

The Committee considered a report from Corporate Director, David Wakelin for a change of circumstance of Joint Hackney Carriage/Private Hire Driver's Licence for AA.

AA attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from this policy.

RESOLVED:

To revoke AA's licence without immediate effect on the grounds that he is not a fit and proper person and to give AA 21 days to surrender his licence.

AA was advised of his right to appeal against the decision of the Committee.

344 APPLICATION FOR A JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - KW

KW did not attend the meeting.

RESOLVED:

To defer consideration of the application for a Joint Hackney Carriage/Private Hire Driver's Licence from KW to a future meeting of the Committee. KW to be informed if he does not attend his next appointment, his application will be treated as withdrawn.

345 APPLICATION FOR A JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - KN

KN did not attend the meeting.

RESOLVED:

To treat the application from KN as withdrawn as a result of a failure to attend Committee on two occasions.

The meeting finished at 4.55 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 6 April 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Sarah Hewson
 Councillor Michael Adams Councillor Meredith Lawrence
 Councillor Pauline Allan Councillor Marje Paling
 Councillor Peter Barnes Councillor Colin Powell
 Councillor Sandra Barnes Councillor Paul Stirland
 Councillor Bob Collis Councillor Paul Wilkinson
 Councillor Gary Gregory

Absent: Councillor Chris Barnfather and Councillor Alan Bexon

Officers in Attendance: N Morley, L Parnell, P Seddon and F Whyley

146 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Parr and Doyle attended as substitutes for Councillors Barnfather and Bexon, who had given their apologies for absence.

147 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 MARCH 2016.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

148 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest, on behalf of all members of the Committee, in application number 2016/0196 on the grounds that the applicant is Gedling Borough Council and in application number 2016/0254 on the grounds that Gedling Borough Council is both the applicant and the owner of the site.

149 APPLICATION NO. 2016/0075- THE FOLLY, PARK LANE, LAMBLEY, NOTTINGHAMSHIRE

Outline planning application to Gedling Borough Council for the residential redevelopment of land next to The Folly, Park Lane, Lambley

to provide five new affordable dwellings comprising of two 2 bedroom bungalows and three 2 bedroom starter houses.

The Planning Officer introduced the application, informing Members of a letter received from the agent following the publication of the agenda. The letter raised a number of points around the developments limited effect on the openness of the greenbelt, the size, bulk and design of the properties and around the infill development, all of which were addressed in the content of the report. Additional information was provided within the letter in relation to the interest received in relation to the purchase of the affordable homes proposed for the site.

After discussion and on the requisition of two Members, the motion to refuse planning permission was put to a named vote and the motion was carried.

For the motion:

Councillor Michael Adams
Councillor Sarah Hewson
Councillor Colin Powell
Councillor John Truscott
Councillor John Parr

Councillor Pauline Allen
Councillor Meredith Lawrence
Councillor Paul Stirland
Councillor Kevin Doyle

Against the motion:

Councillor Sandra Barnes
Councillor Bob Collis
Councillor Barbara Miller
Councillor Paul Wilkinson

Councillor Peter Barnes
Councillor Gary Gregory
Councillor Marje Paling

RESOLVED:

To REFUSE PLANNING PERMISSION:

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.
2. In the opinion of the Borough Council, the proposed development would result in a significantly detrimental impact on the openness of the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.

Notes to Applicant

You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

150 APPLICATION NO. 2016/0181- 4 RENALS WAY, CALVERTON, NOTTINGHAM, NG14 6PH

Application for the removal of a condition to change wooden window frames to UPVC (white).

RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the application forms received on the 3rd February 2016.
3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no further extensions shall be built without the prior written permission of the Borough Council as Local Planning Authority.
4. No additional windows to those shown on the submitted plans shall be inserted in the elevations of the proposed dwelling at any time.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In order to protect the amenity of neighbouring properties, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).

4. In order to protect the privacy of neighbouring dwellings, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The proposal is visually acceptable, results in no undue impact on neighbouring properties or the Calverton Conservation Area. The proposal therefore accords with the National Planning Policy Framework 2012, the Aligned Core Strategy and the Gedling Borough Council Replacement Local plan (Certain Policies Saved 2014).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

You are advised that the remaining conditions attached to planning permission 91/0324 remain applicable.

151 APPLICATION NO. 2016/0110- 24 PATRICIA DRIVE, ARNOLD, NOTTINGHAMSHIRE, NG5 8EH.

Ground floor front extension to form a wet room.

RESOLVED to GRANT CONDITIONAL PLANNING CONSENT:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be carried out in accordance with the following plans: Existing and Proposed Elevations, Existing and Proposed Ground Floor Layouts and Proposed Section and Site Plan, all received by the Local Planning Authority on 27th January 2016.
3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and has no adverse impact upon the highway network. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

152

APPLICATION NO. 2016/0196- PROPOSED CCTV, TILFORD ROAD, NEWSTEAD, NOTTINGHAMSHIRE.

CCTV Camera at the junction of Tilford Road and Fraser Street, Newstead Village.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and supporting information received on 4th February 2016 which form part of this permission, unless otherwise agreed in writing by the local planning authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and seeks to reduce crime and disorder in the area. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. There were no issues to resolve in the processing of this application.

The applicant is advised that it is necessary to obtain a Licence to construct a structure on the public highway. In this regard, the applicant is required to contact the County Council's Highway Liaison Team on telephone 0115 9774474 to arrange for these works to be carried out.

153 APPLICATION NO. 2016/0253- LAND (2) AT PARK ROAD/BROAD VALLEY DRIVE, BESTWOOD, NOTTINGHAMSHIRE.

Item withdrawn.

154 APPLICATION NO. 2016/0254- LAND CORNER OF PARK ROAD AND BROAD VALLEY DRIVE, BESTWOOD, NOTTINGHAMSHIRE.

Residential development for 3 dwellings.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. An application for approval of all the reserved matters (appearance, landscaping, layout and scale) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of all buildings.
4. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development (including site preparation) is commenced an Arboricultural Method Statement, including details of tree protection fencing and a tree protection plan, to protect the existing trees, shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the trees shall be protected at all times during site preparation and development.
6. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing any proposed planting as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.

8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be erected before the dwellings are first occupied.
10. The formal written approval of Gedling Borough Council is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (Hereinafter referred to as reserved matters). All details submitted to Gedling Borough Council for approval shall comply with the County Council's current 6'cs Highway Design and shall be implemented as approved.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of surface water and foul drainage. Once approved the development shall be carried out in accordance with these details.
12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of any proposed alterations to the existing ground levels of the site and details of the height of proposed floor levels of the proposed dwellings relative to the existing levels. Once approved the development shall be carried out in accordance with these details.
13. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
14. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with: Site Characterisation: An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it

originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme: Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

15. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
10. In the interest of highway safety.
11. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
12. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
13. To ensure the details of the development are satisfactory, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.
14. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.
15. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

16. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policies 8 and 10 of the Aligned Core Strategy (September 2014), Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014 and advice contained within the NPPF (2012).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The proposal makes it necessary to relocate the Parish Council sign in order to facilitate accesses to the proposed dwellings.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its

future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

155 PLANNING ENFORCEMENT 0014/2015- 4 DERRY DRIVE, ARNOLD, NOTTINGHAMSHIRE.

Erection of unauthorised fence above 1 metre in height adjacent to a public highway.

RESOLVED:

To authorise the Corporate Director to close the enforcement investigation without taking enforcement action in relation to the Town and Country Planning Act 1990.

156 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

157 FUTURE PLANNING APPLICATIONS

The Planning Officer advised Members that the revised expected committee dates of applications 2014/0273 and 2015/1376 were 08/06/2016 and 27/04/2016, respectively.

RESOLVED:

To note the information.

158 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

DECISIONS MADE UNDER DELEGATED AUTHORITY

| <u>Business</u> | <u>Summary</u> | <u>Ref.</u> | <u>Date</u> | <u>Portfolio</u> |
|--|---|--------------------|--------------------|--------------------------|
| Proposed Street Name for Development at The Carlton and District Club, Kenrick Street, Netherfield | To agree the street name to be used in relation to the proposed development at The Carlton and District Club, Kenrick Street, Netherfield. | D392 | 18/02/2016 | Growth and Regeneration |
| Proposed Street Names for development at land adjacent to Bradstone Drive, Spring Lane, Gedling | To agree street names to be used in relation to the proposed development at land adjacent to Bradstone Drive, Spring Lane, Gedling; and to agree the names of Honiton, Musbury, Otterton for future use within the ward and parish. | D397 | 18/02/2016 | Growth and Regeneration |
| Sale of disused land at Perlethorpe Drive, Gedling | To approve sale of the site at Perlethorpe Drive, Gedling. | D399 | | Resources and Reputation |
| Leisure Centre Fees and Charges (2016-17) | To approve 2016-17 fees and charges for Leisure Centres for their introduction from 1st April 2016. | D420 | 26/02/2016 | Health and Wellbeing |
| Trade Waste Charges 2016/17. | To approve an increase in Trade Waste Collection charges from the 1st April 2016. | D401 | 07/03/2016 | Environment |
| Government Consultation on the New Homes Bonus – Sharpening the Incentive | To agree a response to the Government’s consultation paper on the reform of the New Homes Bonus | D424 | 07/03/16 | Resources & Reputation |

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|---|---|------|------------|-----------------------|
| Bulky Waste Charges 2016/17 | To approve a revised increase of Fees and Charges for bulky waste collection from 1st April 2016. | D400 | 07/03/2016 | Environment |
| Extension of the Bar Contract | To approve the extension of the existing bar supplies contract from 31st January 2016 to 31st January 2018. | D418 | 08/03/16 | Health and Wellbeing |
| Community Centre Fees and Charges 2016/17 | To approve a revised set of Fees and Charges for Community Centres for their introduction from 1st April 2016. | D423 | 09/03/2016 | Community Development |
| Public Protection Fees and Charges 2016/17 | To approve a revised set of Fees and Charges for Public Protection, for their introduction from 1st April 2016. | D427 | 15/03/2016 | Public Protection |
| Calverton Leisure Centre Change in Saturday Opening Hours | To alter the Saturday opening hours at Calverton Leisure Centre from 10.00am – 8.00pm to 8.00am – 6.00pm from 11 th April 2016.. | D431 | 18/03/2016 | Health and Wellbeing |
| Rent Levels for Temporary Accommodation | To approve a 3% increase in rents for the temporary accommodation for 2016/17, for introduction from 1 st April 2016. | D407 | 18/03/2016 | Health and Wellbeing |
| Better Care Fund Plan 2016/17 | To sign off the Better Care Fund Plan 2016-17. | D432 | 22/03/2016 | Health and Wellbeing |