

# Agenda

## Cabinet

Date: **Thursday 7 September 2023**

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Time: **2.00 pm**

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Place: **Council Chamber**

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For any further information please contact:

**Democratic Services**

[committees@gedling.gov.uk](mailto:committees@gedling.gov.uk)

0115 901 3906

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# Cabinet

## Membership

**Chair** Councillor John Clarke

**Vice-Chair** Councillor Michael Payne

Councillor David Ellis  
Councillor Kathryn Fox  
Councillor Jenny Hollingsworth  
Councillor Viv McCrossen  
Councillor Marje Paling  
Councillor Lynda Pearson  
Councillor Henry Wheeler

### **WEBCASTING NOTICE**

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Responsibility of committee:

Cabinet is the meeting of all executive members. The Executive will carry out all of the local authority's functions which are not the responsibility of any other part of the local authority, whether by law or under the Constitution. Cabinet Portfolios are detailed within Section 6, Part 9 of the Council's Constitution.

## AGENDA

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| 1  | <b>Apologies for Absence</b>   |           |
| 2  | <b>To approve, as a correct record, the minutes of the meeting held on 6 July 2023</b>   | 5 - 8     |
| 3  | <b>Declaration of Interests</b>  |           |
| 4  | <b>Forward Plan</b><br>Report of the Democratic Services Manager.  | 9 - 15    |
| 5  | <b>Hill Crest Park Business Unit Expansion</b><br>Report of the Head of Regeneration and Welfare.  | To follow |
| 6  | <b>Prudential code indicator monitoring 2023/24 and quarterly treasury activity report for Q1</b>  | 17 - 31   |
| 7  | <b>Budget Monitoring (Q1) and virement report</b><br>Report of the Senior Leadership Team.   | 33 - 53   |
| 8  | <b>Gedling Plan - Quarter 1 2023/24 Report</b><br>Report of the Senior Leadership Team   | 55 - 98   |
| 9  | <b>Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision</b><br>Report of the CIL and Section 106 Monitoring Officer. | 99 - 113  |
| 10 | <b>Greater Nottingham Strategic Plan - strategic distribution consultation</b><br>Report of the Planning Policy Manager.   | 115 - 467 |
| 11 | <b>Approval to extend with the Public Space Protection Order for dog fouling offences borough wide</b><br>Report of the Head of Environment.                         | 469 - 477 |
| 12 | <b>Annual statistical complaints and ombudsman report</b><br>Report of the Interim Corporate Director.   | 479 - 489 |
| 13 | <b>Senior information risk owner report</b><br>Report of the Monitoring Officer.   | 491 - 583 |
| 14 | <b>Any other items the Chair considers urgent.</b>   |           |

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## MINUTES CABINET

Thursday 6 July 2023

Councillor Jenny Hollingsworth (Chair)

Councillor David Ellis  
Councillor Kathryn Fox  
Councillor Viv McCrossen

Councillor Marje Paling  
Councillor Lynda Pearson  
Councillor Henry Wheeler

Absent: Councillor John Clarke and Councillor Michael Payne

Officers in Attendance: C McCleary, T Adams, D Archer and F Whyley

### 7 APPOINTMENT OF CHAIR

Councillor Jenny Hollingsworth was elected as Chair for the meeting.

### 8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Clarke and Payne.

### 9 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 JUNE 2023

#### RESOLVED:

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

### 10 DECLARATION OF INTERESTS

Non-pecuniary interests were declared by Councillors Hollingsworth, Paling and Pearson, in relation to item 5, as members of the sewerage review working group.

### 11 FORWARD PLAN

Consideration was given to a report of the Democratic Services Manager, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next six month period.

#### RESOLVED:

To note the report.

**12 SEWERAGE REVIEW WORKING GROUP RECOMMENDATIONS**

Councillor Rachael Ellis introduced a report, which had been circulated in advance of the meeting, presenting recommendations of the working group that considered issues surrounding sewerage and waterways across the borough.

**RESOLVED to:**

- 1) Note the report and recommendations of the working group; and
- 2) Provide a written response to the Overview and Scrutiny Committee within 28 days of receipt of the report.

**13 ANNUAL REPORT 2022-23**

The Head of HR, Performance and Service Planning introduced a report, which had been circulated in advance of the meeting, seeking Cabinet agreement to the wide publication of the proposed Annual Report for 2022/23.

**RESOLVED:**

To approve the Annual Report for 2022/23 for wide publication internally and externally as described within the report.

**14 GEDLING PLAN Q4 AND YEAR END PERFORMANCE REPORT**

The Head of HR, Performance and Service Planning introduced a report, which had been circulated in advance of the meeting, informing Cabinet of the position against improvement actions and performance indicators in the 2022/23 Gedling Plan at the end of quarter 4 and year end.

**RESOLVED:**

To note the progress against improvement actions and performance indicators for quarter 4 and the full year of 2022/23 Gedling Plan.

**15 ANNUAL TREASURY ACTIVITY REPORT 2022/23**

The Financial Services Manager and Deputy S151 Officer introduced a report, which had been circulated in advance of the meeting, informing Members of the 2022/23 prudential code indicators and to advise Members on treasury activity.

**RESOLVED:**

To approve the Annual Treasury Activity report for 2022/23 and refer it to full Council for approval.

**BUDGET OUTFURN AND BUDGET CARRY FORWARDS 2022/23**

The Financial Services Manager and Deputy S151 Officer introduced a report, which had been circulated in advance of the meeting, informing Members of the budget outturn and budget carry forwards for 2022/23.

The report also asked Cabinet to note the final outturn position for 2022/23 and:

- 1) Approve the movements on earmarked reserves and provisions;
- 2) Approve the Chief Finance Officer's recommendation to reclassify earmarked reserves into the General Fund Balance;
- 3) Note the capital carry forward budgets approved by the Chief Finance Officer in accordance with financial regulations;
- 4) Approve the carry forward of non-committed capital budgets from 2022/23 as additions to the 2023/24 budget in accordance with financial regulations; and
- 5) Recommend that Council approve the method of financing the 2022/23 capital expenditures which includes making the determinations required for the minimum revenue provision.

**RESOLVED to:**

- 1) Note the budget outturn figures for 2022/23;
- 2) Approve the Chief Finance Officer's decision to reclassify £253,500 of earmarked reserves to the General Fund Balance as detailed in paragraph 2.2 of the report;
- 3) Approve the movements in earmarked reserves and provisions as detailed in paragraph 2.6 of the report;
- 4) Note the capital carry forwards approved by the Chief Finance Officer included in appendix 6 to the report, being amounts not in excess of £50,000 and committed schemes above £50,000;
- 5) Approve the capital carry forwards of £2,186,100 included in appendix 6 to the report for non-committed schemes in excess of £50,000; and
- 6) Refer to full Council for approval:
  - i. The overall method of financing of the 2022/23 capital expenditure as set out in paragraph 3.4; and

- ii. The determination of the minimum revenue provision for the repayment of debt as set out in paragraph 3.5.

**17 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 3.13 pm

Signed by Chair:  
Date:





## **Report to Cabinet**

**Subject:** Forward Plan

**Date:** 7 September 2023

**Author:** Democratic Services Manager

### **Wards Affected**

All

### **Purpose**

To present the Executive's draft Forward Plan for the next six month period.

### **Key Decision**

This is not a Key Decision.

### **Recommendation(s)**

**THAT:**

**Cabinet notes the contents of the draft Forward Plan making comments where appropriate.**

#### **1 Background**

1.1 The Council is required by law to give notice of key decisions that are scheduled to be taken by the Executive.

1.2 A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

1.3 In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 6 months and must be

updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

## **2 Proposal**

- 2.1 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

## **3 Alternative Options**

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

## **4 Financial Implications**

- 4.1 There are no financial implications directly arising from this report.

## **5 Legal Implications**

- 5.1 There are no legal implications directly arising from this report.

## **6 Equalities Implications**

- 6.1 There are no equalities implications arising from this report.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

- 8.1 Appendix 1 – Forward Plan

## **9 Background Papers**

- 9.1 None identified

## **10 Reasons for Recommendations**

- 10.1 To promote the items that are due for decision by Gedling Borough Council's Executive over the following six month period.

**Statutory Officer approval**

**Approved by:**

Chief Financial Officer

**Date:**

31/8/2020 (report content)

**Approved by:**

Monitoring Officer

31/8/2020 (report content)

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# Gedling FORWARD PLAN

Borough Council

## FOR THE PERIOD 4 SEPTEMBER 2023 TO 31 JANUARY 2024

This forward plan sets out the details of the key and non-key decisions which the executive cabinet expect to take during the next six months. The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council

Councillor Michael Payne – Deputy Leader and Portfolio Holder for Corporate Resources and Performance

Councillor David Ellis – Portfolio Holder for Public Protection

Councillor Kathryn Fox - Portfolio Holder for Life Chances and Vulnerability

Councillor Jenny Hollingsworth – Portfolio Holder for Sustainable Growth and Economy

Councillor Marje Paling – Portfolio Holder for Environmental Services (Operations)

Councillor Lynda Pearson – Portfolio Holder for Communities and Place

Councillor Viv McCrossen – Portfolio Holder for Climate Change and Natural Habitat

Councillor Henry Wheeler – Portfolio Holder for Lifestyles, Health and Wellbeing

Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each key decision, within the time period indicated

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Open / Exempt (and reason if the decision is to be taken in private)  Is this a Key Decision?
<b>Strategic review - Community facilities</b> To inform members of the outcome of the strategic review of community facilities and proposed strategy moving forward	<b>5 Oct 2023 Cabinet</b>	Lance Juby, Head of Communities and Leisure	Officer Report	Portfolio Holder for Lifestyles, Health and Wellbeing	Open  Yes
<b>Community Asset transfer of Wollaton Avenue Community Centre</b>	<b>5 Oct 2023 Cabinet</b>	Lance Juby, Head of Communities and Leisure	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  No
<b>Front Street Demolition</b>	<b>5 Oct 2023 Cabinet</b>	Tanya Najuk, Head of Regeneration and Welfare	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Arnold Market Place - first floor</b>	<b>5 Oct 2023 Cabinet</b>	Tanya Najuk, Head of Regeneration and Welfare	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Annual equalities update report</b> To inform members on the latest equality updates	<b>5 Oct 2023 Cabinet</b>	Francesca Whyley, Head of Governance and Customer Services	Officer Report	Portfolio Holder for Life Chances and Vulnerability	Open  Yes
<b>Proposed Sale of Land at Killisick Lane</b> To present the recommendation for the proposed sale of land at Killisick Lane	<b>5 Oct 2023 Cabinet</b>	Emma Wimble, Property Services Manager	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Gedling Conservation Area Appraisal and Management Plan</b> Approve Gedling Conservation Area Appraisal and Management Plan	<b>9 Nov 2023 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  No

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private)  Is this a key decision?
<b>Gedling Plan Quarter 2 Report 2023-24</b> Gedling Plan Quarter 2 Report 2023-24	<b>9 Nov 2023 Cabinet</b>	David Archer, Head of Human Resources Performance and Service Planning	Officer Report	Leader of the Council	Open  No
<b>Prudential code indicator monitoring 2023/24 and quarterly treasury activity report for Q2</b> To inform Members of the performance monitoring of the 2023/24 Prudential Code Indicators, and to advise Members of the quarterly Treasury activity as required by the Treasury Management Strategy.	<b>9 Nov 2023 Cabinet</b>	Tina Adams, Financial Services Manager	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Budget Monitoring (Q2) and virement report</b> To update Members on financial information for the second quarter of the 2023/24 year	<b>9 Nov 2023 Cabinet</b>	Tina Adams, Financial Services Manager	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Biodiversity Net Zero report</b>	<b>9 Nov 2023 Cabinet</b>	Mike Avery, Head of Development and Place	Officer Report	Portfolio Holder for Climate Change and Natural Habitat	Open  No
<b>Open Space Supplementary Planning Document</b> Adoption of Open Space Supplementary Planning Document	<b>31 Jan 2024 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Gedling Plan Quarter 3 Report 2023-24</b> Gedling Plan Quarter 3 Report 2023-24	<b>31 Jan 2024 Cabinet</b>	David Archer, Head of Human Resources Performance and Service Planning	Officer Report	Leader of the Council	Open  No

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## Report to Cabinet

**Subject:** Prudential Code Indicator Monitoring 2023/24 and Quarterly Treasury Activity Report for Quarter ended 30 June 2023

**Date:** 7 September 2023

**Author:** Financial Services Manager

### Wards Affected

Borough wide

### Purpose

To inform Members of the performance monitoring of the 2023/24 Prudential Code Indicators, and to advise Members of the quarterly Treasury activity as required by the Treasury Management Strategy.

### Key Decision

This is **not** a key decision.

#### Recommendation

That:

1. Members note the report, together with the Treasury Activity Report 2023/24 for Quarter 1 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2023/24 for Quarter 1, at Appendix 2.

## 1 Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

1.2 For 2023/24 the minimum reporting requirements are that the Full Council should receive the following reports:

- An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 16 February 2023 and subsequently approved by Full Council on 2 March 2023);
- A mid-year treasury update report;
- An annual review following the end of the year describing the activity compared to the Strategy.

In accordance with best practice, quarterly monitoring reports for treasury activity are provided to Members, and this exceeds the minimum requirements.

1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the position at 30 June 2023 and highlights compliance with the Council's policies.

## **2 Proposal**

### **2.1 Economic Update**

The first quarterly estimate of UK real Gross Domestic Product (GDP) shows that the economy increased by 0.2% April to June 2023. This follows growth of 0.1% in the previous quarter. The level of quarterly GDP in Quarter 1 is now 0.2% below its pre-coronavirus level from October-December 2019. Compared to the same quarter last year, GDP is estimated to have increased by 0.4%. Some of this strength in April can be attributed to fewer strikes by train drivers and teachers.

Consumer price inflation (CPI) is a measure of the cost of living for the typical person. Core CPI is a similar measure but removes energy and food prices as they have a tendency to be highly volatile.

CPI fell from 10.1% to 8.7% in April with a further fall to 7.9% in June. However, Core CPI rose yet again, from 6.8% to a new 31-year high of 7.1%. The current rise in core inflation in addition to the leap from 6.2% to 6.8% in March 2023 indicates that core inflation is still accelerating in the UK while it is slowing in the US and the Euro-zone from (both fell to 5.3%).

A tighter labour market supported wage growth in April, the 9.7% rise in the National Living Wage contributed to this and the rate of average earning growth accelerated from 6.1% to 6.5%.

The recent surge in core inflation and the reacceleration of wage growth shows that domestic inflationary pressures are still strengthening.

The Monetary Policy Committee (MPC) increased Bank rates by 25 basis points to 4.5% on 11<sup>th</sup> May and on 22<sup>nd</sup> June increased by a further 50 basis points to

5.00%. Both increases reflected a split vote – seven members voting for an increase and two for no increase. The market expects Bank rates to increase between 5.50% – 6.00% and remain at their peak until mid-point 2024 when they are currently forecast to fall.

## 2.2 Interest rate forecast

Our Treasury Management advisors Link provided its latest forecast of interest rates on 30 June 2023 these are shown in the table below. PWLB rates in the table are based on the Certainty Rate which include a 0.2% reduction on the standard rates. This shows that the bank rate is estimated to peak at 5.50% in March 2024 and then fall back to 2.5% by June 2026.

Link Group Interest Rate View	26.06.23													
	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	
<b>BANK RATE</b>	5.00	5.50	5.50	5.50	5.25	4.75	4.25	3.75	3.25	2.75	2.75	2.50	2.50	
3 month ave earnings	5.30	5.60	5.50	5.30	5.00	4.50	4.00	3.50	3.00	2.70	2.60	2.50	2.50	
6 month ave earnings	5.80	5.90	5.70	5.50	5.10	4.60	4.00	3.50	3.00	2.70	2.60	2.60	2.60	
12 month ave earnings	6.30	6.20	6.00	5.70	5.30	4.80	4.10	3.60	3.10	2.80	2.70	2.70	2.70	
5 yr PWLB	5.50	5.60	5.30	5.10	4.80	4.50	4.20	3.90	3.60	3.40	3.30	3.30	3.20	
10 yr PWLB	5.10	5.20	5.00	4.90	4.70	4.40	4.20	3.90	3.70	3.50	3.50	3.50	3.40	
25 yr PWLB	5.30	5.40	5.20	5.10	4.90	4.70	4.50	4.20	4.00	3.90	3.80	3.80	3.70	
50 yr PWLB	5.00	5.10	5.00	4.90	4.70	4.50	4.30	4.00	3.80	3.60	3.60	3.50	3.50	

## 2.3 Investment Strategy

The Treasury Management Strategy Statement (TMSS) for 2023/24, which includes the Annual Investment Strategy, was approved by Council on 2 March 2023, and sets out the Council's investment priorities as:

- Security of capital;
- Liquidity;
- Yield.

Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash flow needs, or to extend the period up to 12 months with highly rated financial institutions, selected by the use of the LAS creditworthiness methodology (see below) which includes consideration of sovereign ratings.

Investment counterparty limits for 2023/24 are generally **£3m** per individual counterparty, however a higher limit of **£4m** per Money Market Fund is considered prudent since such funds are already by definition highly diversified investment vehicles. There is no limit on Investment with the Debt Management Office (DMO) since this represents lending to central government. The Chief Financial Officer has delegated authority to vary these limits as appropriate, and then to report any change to Cabinet as part of the next quarterly report.

Members are advised that no new variations have been made during Q1 of 2023/24, having been previously advised of an extension to £4m with Santander and a limitation to £3m with the CCLAC PSDF, both for operational reasons. These variations remain in place.

Limits with investment counterparties have not exceeded the prevailing levels approved by the CFO during the period 1 April to 30 June 2023.

Credit ratings advice is taken from LAS and the Chief Financial Officer has adopted the LAS credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties subject to their individual credit ratings under the LAS methodology. It also permits the use of counterparties from other countries with a minimum sovereign rating of AA minus. For information, the UK currently has a rating of AA minus.

The LAS modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

- Yellow 5 years (UK Government debt or its equivalent)
- Dark pink 5 years for Ultra Short Dated Bond Funds (credit score 1.25)
- Light pink 5 years for Ultra Short Dated Bond Funds (credit score 1.50)
- Purple 2 years
- Blue 1 year (nationalised or semi nationalised UK banks only)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

Significant downgrades by the Ratings agencies have not materialised since the beginning of the Covid-19 crisis in March 2020. Where changes were made these were generally limited to "outlooks". However, as economies re-opened some instances of previous reductions were reversed.

Credit ratings are monitored weekly and the Council is also alerted to interim changes by its use of the LAS creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the sole determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

**The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.**

#### 2.4 Treasury Activity during Quarter 1 of 2023/24

The Treasury Activity Report for the quarter ended 30 June 2023 is attached at Appendix 1, in accordance with the Treasury Management Strategy.

Members will note that investment interest of £284,433 was generated from MMF activity, term deposits with banks and building societies, and the property fund, during the period from 1 April to 30 June 2023. This represents an overall equated rate for the Council of 4.31% which is slightly less than the compounded Sterling Overnight Index Average (SONIA) rate, which averaged 4.37% for the same period.

During the period from 1 April to 30 June 2023, significant use was made of the Council's three Money Market Funds (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. The current rates of return on these funds are between 4.38% and 5.12%, which remain generally higher than overnight treasury deposit rates, and slightly higher than the rate obtainable from the Debt Management Office (DMO).

The Council made an investment of £1m in the CCLA Local Authority Property Fund (LAPF) on 1 December 2017. The LAPF is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are treated as revenue income and have in previous years averaged around 4%.

The fund reduced slightly by £1,200 between 30 March 2023 and 30 June 2023. However, dividends of £10,620 were received in the first quarter of the year.

This investment allows the Council to introduce a property element into its investment portfolio without the risks associated with the direct purchase of assets. It should be noted however that the capital value is **not** guaranteed and can fall as well as rise. The certificated value of the investment at 30 June 2023 was £911,471 which was lower than the original investment of £1m, this represents an £88,529 loss. However, this investment is regarded as a long-term

commitment and fluctuations should be expected. A recent meeting with the CCLA suggested that the investment is expected to increase over the course of the next few year and dividends continue to be received.

Interest rates in the market are significantly higher than they have been in previous years in response to the rise in the bank rate. As loans mature every effort is made to replace them at favourable rates. As regards investments, security and liquidity will always be the overriding factors in the Council's treasury management. As stated in 2.2 above, LAS currently forecast that Bank Rate will peak at 5.5 – 6.0% in March 2024 and then fall back to 2.5% by June 2026.

It is currently anticipated that the outturn for investment interest will outperform the current approved estimate of £60,000 for 2023/24 as the rates in the market are above those used in the estimates and the level of cash balances for short term investment remains higher than that estimated, and every effort has been made to maximise use of the most favourable rates available. A revised forecast of investment interest expected is currently being prepared and will be presented to Cabinet as part of the Qtr. 2 Budget monitoring report for approval.

## 2.5 New borrowing

At 30 June 2023 no new borrowing had been undertaken.

Advice will be taken from LAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer. The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can differ to the actual borrowing planned in the year.

Councils may not borrow in advance of need purely to profit from the investment of the extra sums borrowed. However, prudent early borrowing for a demonstrable service objective is permitted. Serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure since this places a further burden on the General Fund.

## 2.6 Debt rescheduling

When the current day PWLB rate for the same term is higher than that being paid on an existing loan there is the potential for a discount to be receivable if the loan is repaid prematurely.

However, debt rescheduling opportunities are limited in the current economic climate, and due to the structure of PWLB interest rates. Advice in this regard will

continue to be taken from LAS. No debt rescheduling has been undertaken during the period from 1 April to 30 June 2023.

## 2.7 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 2 March 2023.

During the financial year to date the Council has at all times operated within the treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 30 June 2023 are shown at Appendix 2.

### A) Prudential Indicators:

These indicators are based on estimates of expected outcomes, and are key indicators of "affordability". They are monitored on a quarterly basis, and Appendix 2 compares the approved indicators with the projected outturn for 2023/24, and shows variances on the indicators, as described below:

#### a. Capital Expenditure

The latest projected outturn shows that total capital expenditure is expected to be £14,228,700. This differs to the approved indicator of £6,928,100 due to the inclusion of approved carry-forward requests from 2022/23 and variations on the current year's capital programme.

#### b. Capital Financing Requirement (CFR)

The CFR represents the historic outstanding capital expenditure which has not yet been paid for from capital or revenue resources, and is essentially a measure of the Council's underlying borrowing need. The CFR does not increase indefinitely since the minimum revenue provision (MRP) is a statutory annual revenue charge for the economic consumption of capital assets.

At 30 June the projected closing CFR for 2023/24 is £16,735,593. This differs to the approved indicator of £17,161,800 due to savings and deferrals on the 2022/23 capital programme.

#### c. Gearing ratio

The concept of "gearing" compares the total underlying borrowing need (the CFR) to the Council's total fixed assets and the gearing ratio can provide an early indication where debt levels are rising relative to long term assets held.

The projected gearing ratio at 30 June 2023 is 34%, which is in line with the approved indicator and is broadly comparable with the average gearing ratio for councils of a similar size.

d. Ratio of financing costs to net revenue stream

This indicator identifies the trend in the cost of borrowing net of investment income against the net revenue stream. Financing costs represent the element of the Council's budget to which it is committed even before providing any services.

The projected outturn of 9.97% for service related expenditure is only marginally higher than the approved indicator of 9.76%.

e. Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2022/23 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 30 June 2023 was £10.812m, which was within the approved indicator.

g. Ratio of internal borrowing to CFR

The Council is currently maintaining an "internal borrowing" position, i.e. the underlying borrowing need (CFR) has not yet been fully funded with loan debt as cash supporting the Council's reserves and balances is being used as a temporary measure.

The projected outturn for internal borrowing is 23%, which is lower than the approved indicator of 25% due to an increased level of external borrowing in 2022/23 impacting upon the projected outturn for CFR and hence the difference between CFR and projected external borrowing.

B) Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

Affordability:

a. Operational boundary for external debt



This is the limit which external debt is not “normally” expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt, and must allow for unusual cash flow movements.

b. Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils’ plans, or those of a specific council, although this power has not yet been exercised.

Prudence:

c. Upper limits for the maturity structure of borrowing

These are set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

d. Maximum new principal sums to be invested during 2023/24 for periods in excess of one year (365 days)

All such investments are classified as “non-specified”. This indicator is subject to the overall limit for non-specified investments set out in the TMSS, and to the overall limit per counterparty.

e. Interest rate exposure

The latest Treasury Management Code requires a statement in the TMSS explaining how interest rate exposure is managed and monitored by the Council, and this is repeated below:

*The Council has a general preference for fixed rate borrowing in order to minimise uncertainty and ensure stability in the charge to revenue, however it is acknowledged that in certain circumstances, some variable rate borrowing may be prudent, for example if interest rates are expected to fall. The Council’s investments are generally for cashflow purposes and accordingly a mix of fixed and variable rates will be used to maximise flexibility and liquidity. Interest rate exposure will be managed and monitored on a daily basis by the Chief Financial Officer.*

Local indicators for the proportions of fixed and variable rate loans, have been retained by the Council for information purposes.

Appendix 2 shows the actual position as at 30 June 2023, and demonstrates that all activities are contained within the currently approved limits.

## 2.8 Other Issues

### Changes in Risk Appetite

The CIPFA Prudential Code and Treasury Management Code (both updated in 2021) have placed greater importance on risk management. Where a local authority changes its risk appetite (for example, moving surplus cash into or out of certain types of investment funds or other investment instruments) then this change in risk appetite should be brought to Members attention in treasury management update reports. There are no changes in risk appetite to report.

There are no other significant treasury management issues that have arisen since approval of the TMSS on 2 March 2023 that need to be brought to the attention of Members.

## **3 Alternative Options**

An alternative option is to fail to present a quarterly Prudential Code Indicator Monitoring and Treasury Activity Report, however this would contravene the requirement of the Council's Treasury Management Strategy Statement (TMSS).

## **4 Financial Implications**

No specific financial implications are attributable to this report.

## **5 Legal Implications**

There are no legal implications arising from this report.

## **6 Equalities Implications**

There are no equalities implications arising from this report.

## **7 Carbon Reduction/Environmental Sustainability Implications**

There are no carbon reduction/environmental sustainability implications arising from this report.

## **8 Appendices**

1. Treasury Activity Report 2023/24 for Quarter 1 (30 June 2023).
2. Prudential and Treasury Indicator Monitoring 2023/24 for Quarter 1.

## **9 Background Papers**

None identified.

## **10 Reasons for Recommendation**

To comply with the requirements of the Council's Treasury Management Strategy Statement.

**Statutory Officer approval:**

**Approved by on behalf of Chief Financial Officer; Tina Adams**

**Date:** 25/08/2023

**Approved by:** Monitoring Officer

**Date:** XX.XX.22

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For Quarter ended 30 June 2023

	<u>Position @ 1 Apr 2023</u> £	<u>Loans Made During Q1</u> £	<u>Loans Repaid During Q1</u> £	<u>Position @ 30 Jun 2023</u> £
<b>Long Term Borrowing</b>				
PWLB	10,811,577	0	0	10,811,577
<b>Total Long Term Borrowing</b>	10,811,577	0	0	10,811,577
<b>Temporary Borrowing</b>				
Local Authorities	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
<b>Total Temporary Borrowing</b>	0	0	0	0
<b>TOTAL BORROWING</b>	<b>10,811,577</b>	<b>0</b>	<b>0</b>	<b>10,811,577</b>
<b>Long Term Investment</b>				
CCLA LAPF Property Fund	(1,000,000)	0	0	(1,000,000)
<b>Total Long Term Investment</b>	(1,000,000)	0	0	(1,000,000)
<b>Short Term Investment</b>				
Aberdeen MMF	(2,990,000)	(2,400,000)	1,390,000	(4,000,000)
Bank of Scotland	0	0	0	0
Barclays	(3,000,000)	0	1,000,000	(2,000,000)
Blackrock MMF	(3,735,000)	(6,630,000)	8,150,000	(2,215,000)
CCLA PSDF (MMF)	(3,000,000)	0	0	(3,000,000)
Close Brothers	(2,000,000)	(1,000,000)	0	(3,000,000)
Debt Management Office	(2,300,000)	(26,570,000)	17,560,000	(11,310,000)
Goldman Sachs	(3,000,000)	(3,000,000)	3,000,000	(3,000,000)
HSBC Treasury	0	(3,470,000)	3,470,000	0
Local Authorities & Other	0	0	0	0
Nationwide	(3,000,000)	(2,000,000)	3,000,000	(2,000,000)
Santander	0	0	0	0
<b>Total Short Term Investment</b>	<b>(23,025,000)</b>	<b>(45,070,000)</b>	<b>37,570,000</b>	<b>(30,525,000)</b>
<b>TOTAL INVESTMENT (See below)</b>	<b>(24,025,000)</b>	<b>(45,070,000)</b>	<b>37,570,000</b>	<b>(31,525,000)</b>
<b>NET BORROWING / (INVESTMENT)</b>	<b>(13,213,423)</b>	<b>(45,070,000)</b>	<b>37,570,000</b>	<b>(20,713,423)</b>

**Temporary Borrowing & Investment Statistics at 30 June 2023**

**Investment:**

Fixed Rate Investment	(13,300,000)	(36,040,000)	28,030,000	(21,310,000)
Variable Rate Investment	(10,725,000)	(9,030,000)	9,540,000	(10,215,000)
<b>TOTAL INVESTMENT</b>	<b>(24,025,000)</b>	<b>(45,070,000)</b>	<b>37,570,000</b>	<b>(31,525,000)</b>

Proportion of Fixed Rate Investment	67.60%
Proportion of Variable Rate Investment	32.40%
Temporary Investment Interest Receivable	£ 284,433
Equated Temporary Investment	£ 6,600,813
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	4.31%
Compounded SONIA (3 month backward looking)	4.37%

**Borrowing:**

Temporary Borrowing Interest Payable	£ -
Equated Temporary Borrowing	£ -
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)	n/a

If SONIA Worse/(Better) by  
288,393 (3,960)

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	2023/24 Original Estimate (Council 03/03/23)	2023/24 Position at 30-Jun-23
<b>A) Prudential Indicators</b>		
<u>Affordability:</u>		
i) Capital Expenditure	£ 6,928,100	£ 14,228,700
ii) Capital Financing Requirement	£ 17,161,800	£ 16,735,593
iii) Gearing (CFR to Long Term Assets)	32%	34%
iv) Ratio of Financing Costs to Net Revenue Stream-Services	9.76%	9.97%
v) Maximum Gross Debt	£ 17,341,400	£ 10,811,577
vi) Ratio of Internal Borrowing to CFR	25%	23%
<b>B) Treasury Management Indicators</b>		
<u>Affordability:</u>		
i) Operational Boundary for External Debt:		
Borrowing	£ 18,300,000	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	-
Total Operational Boundary	£ 19,800,000	£ 10,811,577
ii) Authorised Limit for External Debt:		
Borrowing	£ 19,300,000	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	-
Total Authorised Limit	£ 20,800,000	£ 10,811,577
<u>Prudence:</u>		
iii) Investment Treasury Indicator and limit: Max. NEW principal sums invested in 2023/24 for periods OVER 365 days (ie. non-specified investments), subject to maximum non specified per counterparty of £3m AND to the prevailing overall counterparty limit, AND to the TOTAL non specified limit of £5m.	£ 3,000,000	£ 3,000,000
iv) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2023/24:		
Under 1 Year	40%	0%
1 Year to 2 Years	40%	0%
2 Years to 5 Years	50%	0%
5 Years to 10 Years	50%	6%
Over 10 Years	100%	94%

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## Report to Cabinet

**Subject:** Quarterly Budget Monitoring and Virement Report – Quarter 1 covering the period April 2023 to June 2023

**Date:** 7 September 2023

**Author:** Senior Leadership Team

### Wards Affected

Borough-wide

### Purpose

To update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2023/24. The budgets include all approved carried forward amounts from the 2022/23 financial year.

To request approval from Cabinet for the changes to the budget as set out in this report.

### Key Decision

This is a key decision because the proposal includes financial implications that are above the threshold of £0.5m determined by Council for decisions to be regarded as a Key Decision

### Recommendation(s)

Members are recommended to:

- 1) To approve the General Fund Budget virements set out in Appendix 1;
- 2) To note the use of reserves and funds during quarter one as detailed in Appendix 2;
- 3) To approve the changes to the capital programme included in paragraph 2.4.

## 1. Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.

1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are now embedded in the way the Council works. Whilst the budget and performance information is presented in 2 separate reports, they are reported to Cabinet together and will appear on the same agenda.

**2. Proposal**

**2.1 General Fund Revenue Budget Summary**

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 30 June 2023.

The Council's General Fund outturn is projected to be in line with the approved budget of £14,199,900.

**General Fund Revenue Budget 2023/24 – Change Analysis**

	£
<b>Net Council Budget for 2023-24 approved by Council on 2 March 2023 and Cabinet's Maximum Budget</b>	<b>14,199,900</b>
Up to the end of June 2023 expenditure less income totalled	3,158,217
In the remaining 9 months of year we expect net expenditure to be	11,041,683
<b>Total net revenue spend for the year is currently expected to be</b>	<b>14,199,900</b>
<b>Total Projected Revenue (Under)/ Overspend 2023/24</b>	<b>0</b>
<b>Total net revenue spend for the year is expected to be</b>	<b>14,199,900</b>

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolios of the Council and includes a detailed variance analysis identifying the current proposed changes for quarter one against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

The major variances detailed in Appendix 1 include:

Expenditure:

- Additional Bed & Breakfast costs due to increased demand for Temporary Accommodation £120,000. There is a corresponding underspend of (£30,000) which was set aside for leasing properties for temporary accommodation, however only a couple of suitable properties have so far been identified, and this is being resolved by additional properties now being purchased rather than leased. The remainder of this overspend is offset by additional Homelessness grant.
- Agency use in Development Management due to a number of Planning Officer vacancies £60,000, this is Offset by increased Planning income and a contribution from Reserves.

Income:

- Leisure - changes to VAT liability to Non-Business for Sports & Leisure an additional (£66,000) of income to be retained than initially anticipated.
- Refund of overcharged Court Fees for chasing Debts, this has accrued over a number of years (£49,600).
- Fall in Cemetery Income £45,600 forecast currently as a result of a reduction in 'out of area' burial income.

Details of the budget virements authorising the usage of Earmarked Reserves and Revenue Budget Funds as approved by the Chief Financial Officer and relevant Corporate Director in accordance with Financial Regulations are set out in **Appendix 2**. No virements were approved by Portfolio Holders for amounts of £50,000 or less during quarter one.

### **Cost of Living - Inflationary Pressures**

The cost of living crisis continues to impact on Council Budgets as inflation remains high. Whilst the 2023/24 budget included an estimate for known inflationary increases, close attention needs to be maintained in order to capture and report the potential impact. It is intended that a mid-year review of the Medium Term Financial Plan (MTFP) be undertaken to incorporate any items that may significantly affect the Councils income and expenditure and that this be reported to a future Cabinet meeting.

### **Pay Award**

The Council has included a sum of £774,900 in the 2023/24 Revenue Budget for the April 2023 pay award based upon an assumed 5.0% increase. The National Employers proposed an increase of £1,925 on all NJC pay points 1 and above with effect from 1 April 2023, which was initially rejected, The National Employers final offer remains unchanged and is now being re-considered by Unions. The full impact of this will be presented to Cabinet once the pay award has been agreed. However, the JNC pay award for Chief Officers of 3.5% has been accepted.

One consequence of the cost of living crisis is an increase in the base rate set by the Monetary Policy Committee (MPC) which has increased several times to a current rate of 5.25%. This will have a positive impact on investment interest received by the Council, and a revised calculation of interest is currently being undertaken and will be included in the Quarter 2 Budget Monitoring report.

### **Support for Residents**

The Current Council Tax Reduction scheme for 2023/24 is £170,000 which is government funded and intended to alleviate the impact of some cost pressures for the most financially vulnerable residents.

## **2.2 Efficiency programme – Progress Update**

Since 2014/15 the Council has approved six separate budget reduction programmes totalling £7.5m net of risk provision, including the new programme of £443,500 approved during the 2023/24 budget process.

Of the existing programme, £975,500 remains to be delivered over 2023/24 to 2024/25.

In terms of 2023/24, the programme due for delivery is £894,500 which includes project deferrals from 2022/23. At Q1 we are expecting this to be achieved in year.

Delivery of the 2023/24 programme will continue to be monitored and an update provided in future reports.

In addition to the current programme the Medium Term Financial Plan (MTFP) includes future efficiencies of £2.857m which will need to be delivered to maintain a balanced budget. Whilst these efficiencies are not yet supported by outline business cases, a base budget review is currently underway to identify potential areas of savings, and these will be explored further in the coming months with the Cabinet and individual Portfolio Holders, and proposals put forward as part of the 2024/25 budget process. Alongside this, officers will be undertaking a mid-year review of the Medium Term Financial Plan (MTFP) to determine if this target requires amendment.

## **2.3 Capital Programme**

Appendix 3 details the current projected position on the Capital Programme and its financing for 2023/24, analysed by Portfolio, and this is summarised in the table below. Cabinet is recommended to approve these changes.

Quarter 1 amendments to the current capital programme of (£1,291,800) are presented in the table below.

<b>Capital Budget 2023/24 - Change Analysis</b>	
	<b>£</b>
<b>Original 2023/24 budget approved by Cabinet on 16 February 2023</b>	<b>6,928,100</b>
Council Approved Carry Forwards from 2022/23	7,204,600
<b>Current approved budget for 2023/24</b>	<b>14,132,700</b>
<b>Proposed Amendments to the Programme at Quarter 1</b>	
<b>Additions to programme:</b>	
BreckHill Park – New Entrance and Footpath	43,800
<b>Additional to existing Schemes:</b>	
Waste Management System	5,000
<b>Reductions to existing schemes:</b>	
Green Homes Grant Scheme (LAD2)	(120,700)
Civic Centre Windows Replacement	(100,000)
Civic Centre Fire Alarm	(33,000)
Asset Management Fund Programme	(31,800)
Civic Centre Lift Refurbishment	(25,100)
<b>Deferrals of existing scheme:</b>	
Vehicle Replacement Programme	(640,000)
<b>Removals from existing programme:</b>	
Home Upgrade Grant (HUG2)	(330,000)
Hazelford Way Drainage Works	(60,000)
<b>Total Proposed Amendments</b>	<b>(1,291,800)</b>
<b>Revised Capital Programme 2023/24</b>	<b>12,840,900</b>
Actual Expenditure to Quarter 1 2022/23	425,174
Estimated Expenditure Quarter 2 - 4 2022/23	12,415,726
<b>Projected Outturn</b>	<b>12,840,900</b>

The proposed amendments as set out above are as follows:

- Breck Hill Entrance & Footpath £43,800 – This is to be partially funded by £12,000 donations and a transfer of £31,800 from the Asset Management Fund programme.

Additions to existing schemes:

- Waste Management System £5,000 – Following receipt of tenders the costs have increased since the original quotes were received. This additional cost is to be funded from the Efficiency & Innovation Reserve.

Reduction to existing schemes are as follows:

- Green Homes Grant Scheme (LAD2) (£120,700) – Uncommitted spend against the 2022/23 allocation.

- Civic Centre Windows Replacement (£100,000) – A current hold on full window replacement programme and the team are prioritising those windows that need to be replaced, therefore lower budget required for 2023/24
- Civic Centre Fire Alarm (£33,000) – Works underway, tender awarded, costs anticipated to come in under budget.
- Asset Management Fund (£31,800) – Transfer of approved budget to partially fund the Breck Hill Entrance and Footpath.
- Civic Centre Lift Refurbishment (£25,100) – Works completed below budget resulting in an under-spend.

The proposed deferrals into 2024/25

- Vehicle Replacement Programme (£640,000) –The industry’s long lead times on delivery results in vehicles ordered in 2023/24 not being delivered until 2024/25, therefore this budget has been deferred. In addition current vehicles are being utilised for longer to maximise their use prior to disposal.

Removal of existing schemes:

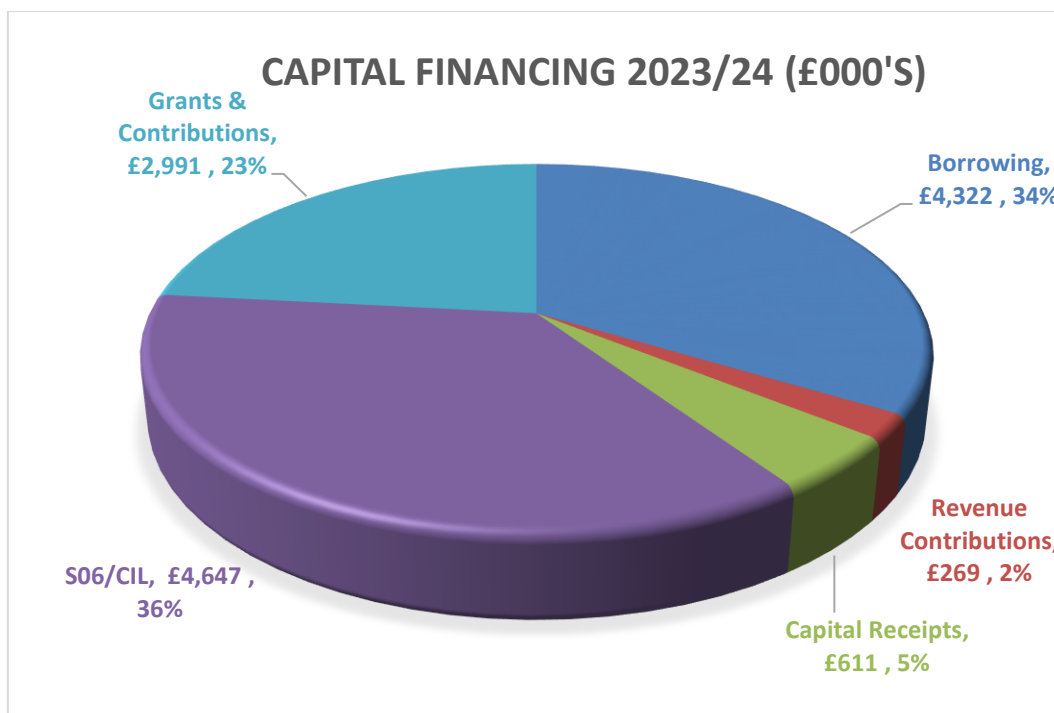
- Home Upgrade Grant (HUG2) (£330,000) – Originally allocated to Districts/Borough Councils but is now being delivered by Nottinghamshire County Council.
- Hazelford Way – Drainage works (£60,000) – Initially approved in the 2019/20 programme, however we have had no reported drainage problems since that time and therefore no plans for the immediate future.

Allocation of £112,100 Uk Shared prosperity Funding (UKSPF) funding to the following capital projects at Q1.

- Sports Facilities Investments £40,000 – Pending the outcome of the Leisure Strategy Review.
- Addition to King George V Toilets £25,000 – Costs for Water, drainage and electricity connections to the site. This increases the total budget to £214,300.
- Addition to Lambley Lane Changing Rooms £20,900 following tender prices. This increases the total budget to £277,200.
- Addition to Town Centre Improvements £26,200. This increases the total budget to £124,200.

## 2.4 **Capital Programme Financing**

The projected method of financing the current capital programme requirement of £12,840,900 is detailed in Appendix 3 and summarised in the chart below.



## 2.5 **Capital Receipts Monitoring**

When the Council sells General Fund assets it is permitted to use this income to fund capital expenditure. The initial capital receipts estimate for 2023/24 projects that £610,900 will be generated and used to finance the capital programme in 2022/23. There is no change to the capital receipts estimate projected at quarter 1 monitoring.

## 3. **Alternative Options**

Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed;
- Restrict the effectiveness of medium term planning process and preparation of the forward budget if pressures and areas of efficiency are

not readily identifiable during budget preparation;

- Budget not reflective of latest performance information.

Reason for rejection – the option is not likely to result in the best outcomes in financial management or support delivery of priorities.

#### **4 Financial Implications**

- 4.1 The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed. Whilst the quarter one position is currently forecasted to break-even, focus must be maintained on the delivery of the £2.857m unmet efficiency target.

#### **5 Legal Implications**

- 5.1 None arising directly from this report.

#### **6 Equalities Implications**

- 6.1 None arising directly from this report.

#### **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 None arising directly from this report.

#### **8 Appendices**

Appendix 1 - General Fund Revenue Budget 2023/24 – Budgetary Control Report

Appendix 2 - Use of Reserves and Revenue Fund Budgets

Appendix 3 - Capital Programme 2023/24 – Budgetary Control Report

#### **9 Background Papers**

Detailed Quarterly Budgetary Control Exception Reports

#### **10 Reasons for Recommendations**

- 10.1 To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

#### **Statutory Officer Approval**

**Approved on behalf of Chief Financial Officer by: Tina Adams**

**Date: 25/08/2023**

**Approved on behalf of Monitoring Officer by:**

**Date: XX**





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**Grand Summary****Revenue Quarterly Budgetary Control Report****Period 202303**

	<b>Current Approved Budget</b>	<b>Profiled Budget</b>	<b>Actual to date</b>	<b>Variance</b>	<b>%</b>	<b>Projected Outturn</b>	<b>Projected Annual Variance</b>
	£	£	£	£		£	£
Local Pride & Community Engagement	883,900	166,392	126,920	(39,472)	(24)	<b>883,900</b>	-
Lifestyles, Health & Wellbeing	2,134,300	295,225	22,908	(272,317)	(92)	<b>2,068,300</b>	<b>(66,000)</b>
Environment	6,543,900	513,254	535,594	22,340	4	<b>6,598,700</b>	<b>54,800</b>
Sustainable Growth and Economy	1,725,600	404,675	292,689	(111,986)	(28)	<b>1,764,000</b>	<b>38,400</b>
Corporate Resources and Performance	3,775,700	2,512,820	2,180,107	(332,713)	(13)	<b>3,726,900</b>	<b>(48,800)</b>
<b>Total Portfolio Budget</b>	<b>15,063,400</b>	<b>3,892,365</b>	<b>3,158,217</b>	<b>(734,148)</b>	<b>(19)</b>	<b>15,041,800</b>	<b>(21,600)</b>
Transfer to/ -from Earmarked Reserves	<b>(863,500)</b>	<b>(15,000)</b>	<b>0</b>	<b>15,000</b>	<b>(100)</b>	<b>(841,900)</b>	<b>21,600</b>
<b>Net Council Budget (Cabinets General Fund Maximum Budget)</b>	<b>14,199,900</b>					<b>14,199,900</b>	<b>0</b>

**LIFESTYLES, HEALTH & WELLBEING PORTFOLIO****BUDGETARY CONTROL REPORT - JUNE 2023****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<b><u>Leisure Services</u></b>	£'000	£'000			Additional income of £66k due to changes in VAT liability of Leisure and Sporting supplies by a Local Authority, initial estimates of £150k was already included in budgets however, revised estimates are now expected to be £216k for 2023/24.
Revenue Income	(3,748.0)	(3,814.0)	66.0		
All other budget heads Including items previously reported	5,882.3	5,882.3			
<b>PORTFOLIO TOTAL</b>	<b>2,134.3</b>	<b>2,068.3</b>	<b>66.0</b>	<b>-</b>	<b>Net Portfolio Total £66.0k Favourable</b>

**ENVIRONMENT PORTFOLIO**

**BUDGETARY CONTROL REPORT - JUNE 2023**

**REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<b>Parks</b>	£'000	£'000			
Supplies & Services	119.3	127.8		8.5	King George V perimeter fencing funded by contributions from Carlton Hill Community Action Group
Income	(158.8)	(167.3)	8.5		
<b>Cemeteries</b>					
Income	(515.7)	(470.1)		45.6	Reduction in cemetery income due to out of area burials
<b>Waste Residual</b>					
Revenue Income	(575.4)	(577.4)	2.0		Increase in trade waste income
<b>Waste Other</b>					
Revenue Income	(742.6)	(752.2)	9.6		Increase in Garden waste customers
<b>Environment Service Support</b>					
Employee Expenses	73.9	89.4		15.5	Reinstatement of post deleted in error
<b>Fleet Management</b>					
Employee Expenses	325.8	331.1		5.3	Additional budget required due acceleration of career graded post sooner than anticipated.
<b><u>All other budget heads</u></b> (including items previously reported)	8,017.4	8,017.4			
<b>PORTFOLIO TOTAL</b>	<b>6,543.9</b>	<b>6,598.7</b>	<b>20.1</b>	<b>74.9</b>	<b>Net Portfolio Total £54.8K Adverse</b>

**SUSTAINABLE GROWTH & ECONOMY PORTFOLIO****BUDGETARY CONTROL REPORT - JUNE 2023****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<b><u>Development Management</u></b>					
Employees				60.0	Agency costs to cover vacant posts until recruitment is complete in additional aprt year impact of restructure, partially funded by contribution from reserves (see earmarked reserves)
Income	533.7 (610.5)	593.7 (640.5)	30.0		Additional planning income following anticipated fee increase in 2023-24 to fund restructure costs
Income		(26.8)	26.8		Additional consultancy required to ensure the Council meets the new Bio-diversity Net Gain requirements from November 2023
Supplies & Services		26.8		26.8	
<b><u>Building Reg's -Fee earning</u></b>					
Income	(250.0)	(235.0)		15.0	Due to lower than anticipated income

**SUSTAINABLE GROWTH & ECONOMY PORTFOLIO****BUDGETARY CONTROL REPORT - JUNE 2023****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<b><u>Land Charges</u></b> Income	£'000 (68.9)	£'000 (75.5)	£'000 6.6		Increase in Land Charge income
<b><u>All other budget heads</u></b> (including items previously reported)	2,121.3	2,121.3			
<b>PORTFOLIO TOTAL</b>	<b>1,725.6</b>	<b>1,764.0</b>	<b>63.4</b>	<b>101.8</b>	<b>Net Portfolio Total £38.4k Adverse</b>

**CORPORATE RESOURCES & PERFORMANCE PORTFOLIO**

**BUDGETARY CONTROL REPORT - JUNE 2023**

**REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<b><u>Arnold Market Stalls</u></b>					
Income	(42.2)	(27.2)		15.0	Lower income due to levels of stall holder not increasing as expected.
<b><u>Housing Needs</u></b>					
Premises	95.6	65.6	30.0		An underspend on Temporary Accommodation property leases as new properties are purchased to meet demand.
Supplies & Services - B&B	341.3	461.3		120.0	Increased caseload for Temporary Accommodation resulting in increased numbers within B&B (Offset by additional income)
Income	(443.6)	(598.6)	117.0		Additional Homelessness Prevention Grants for support for Ukrainians and wider homelessness pressures partially offset by a transfer to Earmarked Reserves (See earmarked reserves)
			38.0		Additional Housing Bens Income for Council owned properties
Supplies & Services		29.5		29.5	Additional pressure on Temporary Accommodation relating to Asylum Seeker Dispersal scheme funded by ringfenced Dispersal grant (See contribution from Earmarked Reserves)
Income		(7.5)	7.5		



**CORPORATE RESOURCES & PERFORMANCE PORTFOLIO**

**BUDGETARY CONTROL REPORT - JUNE 2023**

**REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<b><u>Housing Bens Admin</u></b>					
Employees	351.8	341.5	10.3		Removal of Post following restructure
<b><u>Revenues</u></b>					
Supplies & Services		10.0		10	Empty Homes Review funded by Contribution from Revenues - New Burdens Reserve (See earmarked
Employees		3.0		3.0	Training fees
Income		(49.6)	49.6		Refund of court fees for historic overcharging
<b><u>Central Provisions</u></b>					
Vacancy freeze efficiency	(222.0)	(211.7)		10.3	Vacancy saving achieved
<b><u>MiRS</u></b>					
Direct Revenue Financing	269.4	274.4		5.0	Additional Costs relating to the Waste Management System
<b><u>Drainage Levy</u></b>					
Drainage Levy	27.5	38.3		10.8	Drainage Levy increase for 2023-24
<b><u>All other budget heads</u></b> (including items previously reported)	3,397.9	3,397.9			
<b>PORTFOLIO TOTAL</b>	<b>3,775.7</b>	<b>3,726.9</b>	<b>252.4</b>	<b>203.6</b>	<b>Net Portfolio Total £48.8k Favourable</b>

**EARMARKED RESERVES**

**BUDGETARY CONTROL REPORT - JUNE 2023**

**REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	
<b><u>Transfer to/from Reserves</u></b>					
<b><u>Development &amp; Place</u></b>					
Contribution from Reserves		(30.0)	30.0		To cover additional agency costs
<b><u>Housing Needs</u></b>					
Contribution to reserves		65.0		65.0	Additional Homeless Prevention grant transferred to reserve pending plans
Contribution from reserves		(22.0)	22.0		Asylum Seeker Dispersal Grant
<b><u>Revenues</u></b>					
Contribution from reserves		(10.0)	10.0		Costs for Empty Homes Review from Revenues - New Burdens
Contribution to reserves		23.6		23.6	Court Fees refund following several years of overcharging (Reserve TBC)
<b><u>MiRS</u></b>					
Contribution from reserves		(5.0)	5.0		Additional Costs relating to the Waste Management System funded from Efficiency & Innovation Reserve
<b><u>All other budget heads</u></b>					
Including items previously reported	(863.5)	(863.5)			
<b>RESERVES TOTAL</b>	<b>(863.5)</b>	<b>(841.9)</b>	<b>67.0</b>	<b>88.6</b>	<b>Net Reserves Total £21.6K Net Contribution to/from Reserves</b>

**Virements Approved for the use of Earmarked Reserves  
Quarter Ended June 2023**

Usage of Earmarked Reserves		
		£
	<b>Local Pride &amp; Community Engagement</b>	
	UK Shared Prosperity Fund Project	£71,400
	Contribution from EMR - UKSPF Reserve	-£71,400
	<b>Lifestyles, Health &amp; Wellbeing</b>	
	UK Shared Prosperity Fund Project	£134,700
	Contribution from EMR - UKSPF Reserve	-£134,700
	<b>Environment</b>	
	Taxi refund scheme	£41,400
	Contribution from EMR - Taxi Licensing Reserve	-£41,400
	Depot Wi-Fi	£4,500
	Contribution from Efficiency & Innovation Reserve	-£4,500
	Waste System Project Manager	£10,800
	Contribution from Efficiency & Innovation Reserve	-£10,800
	<b>Sustainable Growth and Economy</b>	
	Development Control Pathfinder	£142,900
	Contribution from Local Development Framework Reserve	-£142,900
	Play Area Repairs GCP	£9,900
	Contribution from Asset Management Reserve	-£9,900
	Contribution to PASC post - transferred from Tree Team closure	£6,600
	Contribution from S106 Revenue Reserve	-£6,600
	Temporary Environmental Health Officer	£23,400
	Contribution from EMR - Revenue New Burdens Reserve	-£23,400
	UK Shared Prosperity Fund Project Allocation	-£176,200
	Contribution from EMR - UKSPF Reserve	£176,200
	<b>Corporate Resources and Performance</b>	
CFWD	Waste Management System - DRF	£20,000
	Contribution from Risk Management Reserve	-£20,000

CFWD	Depot Works - DRF	£100,000
	Contribution from Asset Management Reserve	-£100,000
CFWD	Ouse Dyke Repair - DRF	£40,000
	Contribution from Asset Management Reserve	-£40,000
CFWD	Car Park Resurfacing & Fence	£63,400
	Contribution from Asset Management Reserve	-£63,400
CFWD	Carlton Square Service Yard - DRF	£25,000
	Contribution from Economic Development Fund Reserve	-£25,000
	Killisick Fields	£45,000
	Contribution from Transformation Fund Reserve	-£45,000
	IT Strategy (SOCITIM)	£50,000
	Contribution from Efficiency & Innovation Reserve	-£50,000
	Help For Ukraine grant	£93,900
	Contribution from EMR - Welfare New Burdens Reserve	-£93,900
	Maternity cover for Revenues staff	£41,200
	Contribution from EMR - Revenue New Burdens Reserve	-£41,200
	<b>Total Expenditure</b>	<b>£747,900</b>
	<b>Total Reserves</b>	<b>-£747,900</b>

Project	Original Capital Programme	Carry F/wds	Approvals to Q1	Qtr 1 Proposals	Revised Capital Programme Q1
CCTV Developments	25.0	2.4			27.4
CCTV Developments (UKSPF)		50.0			50.0
<b>Local Pride &amp; Community Engagement</b>	<b>25.0</b>	<b>52.4</b>	<b>-</b>	<b>-</b>	<b>77.4</b>
Sports Facilities Investment	-	-	40.0		40.0
<b>Lifestyles, Health &amp; Wellbeing</b>	<b>-</b>	<b>-</b>	<b>40.0</b>	<b>-</b>	<b>40.0</b>
Waste Management System		20.0		5.0	25.0
Vehicle Replacement Programme	1,605.5	156.5		(640.0)	1,122.0
Flood Alleviation Works	-	60.00			60.0
Ouse Dyke repair works	-	40.0			40.0
Council Street Lighting	50.0	-			50.0
King George V - Provision of Public Toilets	-	189.3	25.0		214.3
Arnold Flood Alleviation	60.0	-			60.0
Sand Martin Bank and Bird Hide	54.9	-			54.9
King George V Pavilion Refurbishment	-	41.4			41.4
Green Lung Project	-	47.6			47.6
St Mary's Play Area Refurbishment	100.0	-			100.0
Willow Park - Footpath extension	-	3.2			3.2
Lambley Lane Play Area Refurbishment	111.0	-			111.0
Recreation/Playground Improvements	110.0	-			110.0
Green Lung Digby Park to GCP Path Construction	35.0	-			35.0
Tree Audit & Management software	16.0	-			16.0
Carlton Cemetary Develoment Final Phase	15.0	-			15.0
Lambley Lane Changing Room & Pitch Renovation	-	256.3	20.9		277.2
Breckhill Park				43.8	43.8
<b>Environment</b>	<b>2,157.4</b>	<b>814.3</b>	<b>45.9</b>	<b>(591.2)</b>	<b>2,426.4</b>
Gedling Access Road (GAR) Contributions	-	4,480.1			4,480.1
UK Shared Prosperity Fund	125.7	6.3	(112.1)		19.9
Arnold Market Place	-	12.0			12.0
Carlton Square Service Yard	-	25.0			25.0
Town Centre Improvement	-	98.0	26.2		124.2
Disabled Facilities Grants	1,068.0	-			1,068.0
DFG staff salaries	132.0	-			132.0
Green Homes Grant Scheme (LAD2)	-	250.2		(120.7)	129.5
Green Homes Grant Scheme (LAD3)	-	663.6			663.6
Home Upgrade Grant (HUG1)	-	124.1			124.1
Home Upgrade Grant (HUG2)	330.0	-		(330.0)	
<b>Growth &amp; Regeneration</b>	<b>1,655.7</b>	<b>5,659.3</b>	<b>(85.9)</b>	<b>(450.7)</b>	<b>6,778.4</b>
Temporary Accommodation	1,160.0	120.0			1,280.0
Income Management System	20.0	-			20.0
Carbon Reduction Initiatives	-	88.1			88.1
Civic Centre Fire Alarm	-	95.9		(33.00)	62.9
Civic Centre Lift Refurbishment	-	44.9		(25.10)	19.8
CR - GCP Charge Points	-	17.6			17.6
CR - Civic Centre Charge Points	-	14.1			14.1
Depot Works	-	100.0			100.0
Economic Regeneration Land Assembly	1,500.0	-			1,500.0
Customer Service Improvements	-	38.4			38.4
IT Licences - Microsoft Office	110.0	-			110.0
Car Park Resurfacing and Fencing	-	63.4			63.4
Bestwood Country Park car park extension	-	36.2			36.2
Asset Management Fund	100.0	-	(10.00)	(31.80)	58.2
AMF - Hazelford Way	-	60.0		(60.00)	-
AMF - Civic Centre Window Replacement	200.0	-		(100.0)	100.0
AMF - Burnstump Pavilion	-	-	10.0		10.0
<b>Resources &amp; Reputation</b>	<b>3,090.0</b>	<b>678.6</b>	<b>-</b>	<b>(249.9)</b>	<b>3,518.7</b>
<b>Total Programme</b>	<b>6,928.1</b>	<b>7,204.6</b>	<b>0.0</b>	<b>(1,291.8)</b>	<b>12,840.9</b>

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## Report to Cabinet

**Subject:** Gedling Plan Quarter 1 2023/24 Report

**Date:** 7 September 2023

**Author:** Senior Leadership Team

### Wards Affected

Borough-wide

### Purpose

To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2023-27 Gedling Plan at the end of Quarter 1 of 2023/24.

### Key Decision

This is not a key decision.

### Recommendation

#### THAT:

The progress against the Improvement Actions and Performance Indicators in the 2023-27 Gedling Plan for the end of Quarter 1 of 2023/24 be noted.

## 1 Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.
- 1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are now embedded in the way the Council works. Whilst the budget and performance information are presented in two separate reports, they are still being reported to Cabinet together and appear on the same agenda.
- 1.3 In addition, performance reports now focus more directly on the Council's priorities and offer an "early warning" system of instances where targets may not be secured.
- 1.4 The assessment criteria used for actions and indicators is based on red, amber and green traffic light symbols. To be assessed as green, performance indicators must be in line with their expected performance at this stage of the year, whilst actions must

be on target against the “completed” or “in progress” milestones determined within the performance management system, Ideagen Risk (formally known as Pentana).

## 2 Proposal

2.1 It is proposed that Cabinet note the performance information for the Gedling Plan 2023-27 at the end of Quarter 1 of 2023/24 as set out below.

### 2.2 Actions

At this stage, of the 69 actions currently active in the Gedling Plan 2023-27, 1 is complete and the remaining are either in progress or assigned to an Officer. See Appendix 1 for Quarter 1 Actions Report.



There is one completed action as follows:

- Produce annual report – this was reported to Cabinet on 6 July 2023.

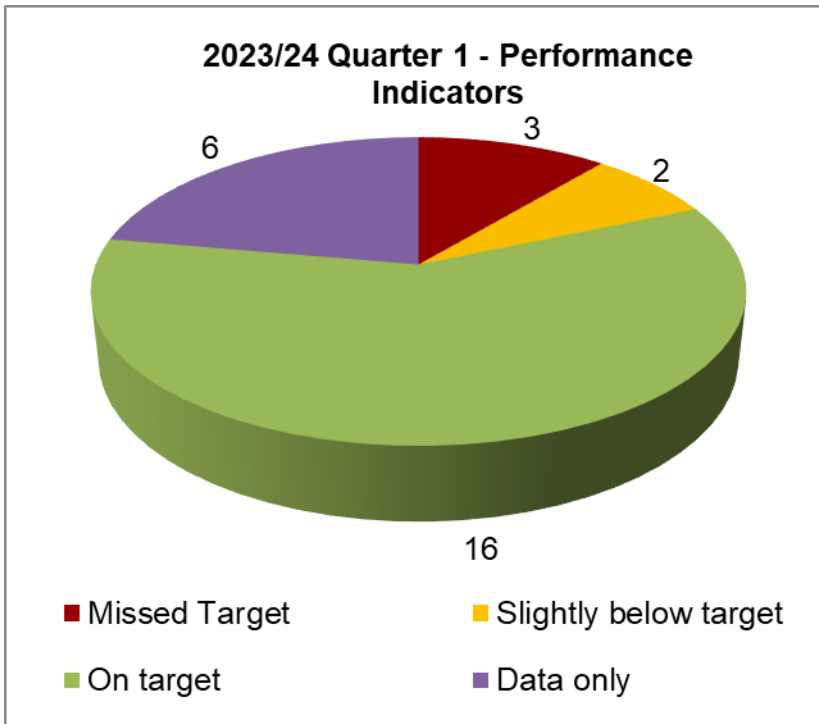
There are two actions where the target date has been missed as follows:

- Provide member induction and training programme – all training has been delivered, however the next steps are to look to set up a ‘Member Development Working Group’.
- Review current agile working arrangements – work to map out the occupancy and usage of desks and offices is ongoing.



### 2.3 Indicators

Overall indicator performance at the end of Quarter 1 shows that out of a total of 27 indicators: 16 were on or above target, 2 were slightly below target and 3 indicators missed their target. The other 6 are for data tracking purposes only. A report of all Performance Indicators is shown in Appendix 2.



2.4 Examples of particularly positive performance for Quarter 1 include:

Performance Indicator	Figure reported	Target	Period covered
Number of attendances - Bonington Theatre	10,830	10,150	April to June
Average number of Swim School Members	3,925	3,800	12 month rolling period
Percentage of Business Rates Collected	30.52%	27.37%	April to June
Number of affordable homes delivered (gross)	48	15	April to June
Net additional homes provided	161	124	April to June
Percentage of Major planning applications processed within 13 weeks.	100%	92%	April to June
Number of long term (over 6 months) empty homes in the Borough returned	27	10	April to June

to use as a result of Gedling Borough Council intervention			
--	--	--	--

2.5 The following three performance indicators missed their target at the end of Quarter 1:

**LI075 Average time to process Housing Benefit change in circumstances (in calendar days)** – Performance: 7.7 days against a target of 5 days for the period April to June.

The department continues to receive a high percentage of changes in circumstances. This is down to the changes that occur over year-end and into a new financial year. It is projected that the PI will be on target by the end of Q4, however it has been recorded at above 5 days for the last six quarters. In this regard a further review has been requested to test if the 5 day target is now unachievable with current staffing levels.

**NI157b Percentage of Minor planning applications processed within 8 weeks** - Performance: 73.3% against a target of 86.0% for the period April to June.

The number of applications determined in this category during the quarter was low (15) and the target was missed due to the complexity of some of the proposals and current vacancies within the team.

**NI191 Residual household waste per household in Kg** – Performance: 158.1Kg against target of 150kg.

The aim of lowering the amount of residual waste going to the tip by encouraging residents to put all of their dry recyclables in the recycling bin (as opposed to the residual waste bin) remains problematic.

The current PFI contract between Veolia and the County Council as lead waste authority does not include certain plastic films, fruit cartons, and foils, and this leads to these waste streams going into the residual bin. Equally the current increased figure this quarter is due to greater numbers of loads rejected due to contamination of recycling bins by nappies, food, textiles and glass.

We continue to discuss with the County Council and Veolia measures on how to improve the communication in terms of what can and cannot be recycled. GBC are running a 'Please do not Contaminate your bin' campaign in September 2023 using smart phone QR code technology to educate and change behaviours around this performance indicator. The performance with this indicator has been recorded at above 150 kg for three out of the last four quarters. Whilst this is disappointing, the reality is that without a change to the terms of the current PFI contract, this PI will see little change. In this regard a further review has been requested to establish if this target is unachievable and requires increasing.

## 2.6 Compliments and Complaints

In Quarter 1, the Council received 10% fewer compliments and 25% more complaints than in quarter 4 2022/23. 43% of all complaints that the Council received in Quarter 1 were upheld. Of the complaints that the Council received in Quarter 1, one complaint was escalated to stage 2 and it was classed as unjustified.

The complaints continue to be reviewed by the Senior Leadership Team and any lessons learnt are shared across the relevant team(s).

## 2.7 Achievements

A separate report has been produced highlighting additional key achievements delivered during quarter 1, focusing on areas where the Council has made a real difference to people's lives. This is shown in Appendix 3 and is available on the Council's website. The following achievements are identified for particular attention:

**Arnold Summer Fair** – Organised by our Community Relations team, a celebration of community and diversity took place at Arnot Hill Park in June with the Arnold Summer Fair, an inclusive and multicultural event featuring live music, creative workshops, performances, stalls and more. Our Communications team produced an online campaign to invite residents to the event including a Facebook event, which received over 60,000 engagements and 1,000 participants stating they would be interested in attending. Posters, social media posts and press releases were also issued as part of the campaign and reports indicate the event was well attended. The multicultural themed celebration held a particularly special significance this year as it coincided with the 75th Anniversary of the Windrush arrivals and was an opportunity for residents to embrace diversity and celebrate the vibrant multicultural heritage of the area.

**Films for a Fiver** - A new money saving offer was launched at The Bonington Theatre, Arnold, to help make cinema more accessible and affordable for people on a low income. The 'Films for a Fiver' promotion means visitors can buy tickets for film screenings on Tuesdays for £5, allowing them to watch the latest Hollywood blockbusters and independent films at a reduced cost. Our Communications Team helped to promote the scheme via a press release and photo opportunity with the Leader of the Council and also promotion on social media, which generated a high amount of positive engagement with residents.

**Cost of living event** – this was organised in partnership between GBC, NCC and South Notts PBP and took place at Arnold Methodist Church. The event was supported by a range of stall holders including Inspire, Arnold Foodbank, Health and Wellbeing Hub, Citizens Advice, Nottingham Energy Partnership and Nottinghamshire mental health support services.

**Measures to address car cruising** – we announced further proactive measures to address the ongoing car cruising nuisance that has been affecting several wards in the area. Recent incidents of car cruising, predominantly at the Victoria Retail Park in Netherfield, Mile End Road, Loop Road, and surrounding areas in Netherfield, Colwick and Trent Valley wards, have led to significant disturbances for residents. At a Cabinet meeting held in June, **Page 59** Councillors approved a Public

Space Protection Order (PSPO) to come into force. A PSPO imposes restrictions on the use of an area to ensure that the majority of law-abiding citizens can enjoy public spaces free from anti-social behaviour. The proposed PSPO includes conditions to address the anti-social behaviour associated with car cruising activities. It means that anyone in the area, including bystanders who are attending car cruising events, will be issued with a fine.

In addition to the PSPO, GBC has taken steps to enhance surveillance and monitoring in the affected areas. Recently, CCTV cameras have been installed on the Colwick Loop Road near Sainsbury's, while four Automatic Number Plate Recognition (ANPR) cameras have been placed along the Loop Road. These security measures are being funded by the Nottinghamshire Police and Crime Commissioner's Safer Streets fund, as part of the joint work with GBC and the Police ensuring the safety and well-being of the community.

**Local Elections** - The Democratic Services Team administered the local elections with all 19 wards of the Council being contested – there were also contests in all 3 parish wards in Calverton. The team received and processed 219 nomination forms from candidates in the borough across an intense 7-day period. This year was the first elections that were ran under the new voter ID requirements, so several changes were made to the process which placed a large additional workload on the team. The elections ran smoothly and the process of the verification and count went very well with positive feedback being received from election staff, internal officers, candidates, agents and councillors.

**Members Induction Programme** - The Democratic Services team planned and executed a full and detailed Members' induction programme to ensure that new councillors had all of the tools they needed to start their new term at the Council. 13 training sessions were held which were delivered by Democratic Services, planning, finance and legal. The training topics included things such as health and safety, data protection, council finances and specific committee training. A Members Development Working Group will soon be formed to ensure members training remains a priority for the team.

### **3 Alternative Options**

- 3.1 Not to present an update on quarterly performance, in which case Cabinet members will not be aware of performance against the Gedling Plan 2023-27.

### **4 Financial Implications**

- 4.1 There are no financial implications arising out of this report.

### **5 Legal Implications**

- 5.1 There are no legal implications arising out of this report.

### **6 Equalities Implications**

- 6.1 There are no equalities implications arising out of this report.

### **7 Carbon Reduction/Sustainability Implications**

**7.1** There are no carbon reduction/sustainability implications arising out of this report.

## **8 Appendices**

8.1 Appendix 1 – Quarter 1 Actions Report

Appendix 2 – Quarter 1 Performance Indicator Report

Appendix 3 – Examples of Outcomes/Achievements during Quarter 1 of 2023/24.






## **9 Background Papers**

9.1 None identified.



## **10 Reasons for Recommendations**








10.1 To ensure Members are informed of the performance against the Gedling Plan 2023-27.

# Quarter 1 Action Report

Action Status	
	Cancelled
	Overdue; Neglected
	Unassigned; Check Progress
	Not Started; In Progress; Assigned
	Completed

Page 2  
Theme **COMMUNITY**

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Work with local organisations to improve people’s life chances and reduce levels of poverty	Communities and Leisure	Life Chances and Vulnerability		31-Mar-2024	<div style="width: 60%;"><div style="width: 60%;"></div></div> 60%	
Continue to ensure activity programmes for children and young people are incorporated with the Council’s community events programme	Communities and Leisure	Life Chances and Vulnerability		31-Mar-2024	<div style="width: 40%;"><div style="width: 40%;"></div></div> 40%	







Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Enabling young people to access careers, training and apprenticeship opportunities	Economic Growth and Regeneration	Life Chances and Vulnerability		31-Mar-2024	<div style="width: 15%;"><div style="width: 15%;"></div></div> 15%	
Facilitate the Gedling Social Mobility Commission	Communities and Leisure	Life Chances and Vulnerability		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Review and ensure delivery of the Equality Framework and Action Plan	Governance and Customer Services	Life Chances and Vulnerability		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Coordinate the supported internship programme (fourth cohort)	HR, Performance and Service Planning	Life Chances and Vulnerability		30-Sep-2023	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Recognise the needs of our rural communities and engage / work with partners on improvement plans	Economic Growth and Regeneration	Communities and Place		31-Mar-2024	<div style="width: 25%;"><div style="width: 25%;"></div></div> 25%	
Promote the uptake of active travel	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="width: 50%;"><div style="width: 50%;"></div></div> 50%	
Adopt a new Leisure and Community Facilities Strategy for the Borough	Communities and Leisure	Health and Wellbeing Lifestyles		31-Dec-2023	<div style="width: 43%;"><div style="width: 43%;"></div></div> 43%	








Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Promote 20 Minute Neighbourhoods where residents can meet the majority of their everyday needs within a short walk or cycle.	Development and Place	Climate Change and Natural Habitat		31-Mar-2024	<div style="width: 70%;"><div style="width: 70%;"></div></div> 70%	
Review the Bonington Theatre and Cinema business plan to increase attendance, improve visitor experience and encourage wider community participation	Communities and Leisure	Health and Wellbeing Lifestyles		31-Dec-2023	<div style="width: 10%;"><div style="width: 10%;"></div></div> 10%	






**Theme COUNCIL**

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Produce Annual Report	HR, Performance and Service Planning	Leader Portfolio		31-Jul-2023	<div style="width: 100%;"><div style="width: 100%;"></div></div> 100%	
Improve customer engagement with elections to encourage participation and compliance with Election Act	Governance and Customer Services	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 35%;"><div style="width: 35%;"></div></div> 35%	



Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Improve customer accessibility to Council Services	Governance and Customer Services	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 10%;"><div style="width: 10%;"></div></div> 10%	
Continue to deliver management training (bi-monthly) to managers and employees through the "Learning carousel"	HR, Performance and Service Planning	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 25%;"><div style="width: 25%;"></div></div> 25%	
Maximise capabilities of technology	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 21%;"><div style="width: 21%;"></div></div> 21%	
Develop and implement new ICT and Digital strategies	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Review of policies and procedures defined within Policy review agreement	HR, Performance and Service Planning	Deputy Leader Resources and Performance		30-Apr-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Provide member Induction and Training programme	Governance and Customer Services	Deputy Leader Resources and Performance		31-Jul-2023	<div style="width: 60%;"><div style="width: 60%;"></div></div> 60%	All training delivered. Members have been emailed to ask for volunteers to set up a Member development working group to look at ongoing training requirements.







Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Review effectiveness of Committees	Governance and Customer Services	Deputy Leader Resources and Performance		30-Sep-2023	<div style="width: 75%;"><div style="width: 75%;"></div></div> 75%	
Ensure compliance with Procurement Bill and contract management	Governance and Customer Services	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Review Council's arrangements for information governance	Governance and Customer Services	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Review Code of Conduct and arrangements for dealing for Member Code of Conduct Complaints	Governance and Customer Services	Deputy Leader Resources and Performance		31-Dec-2023	<div style="width: 20%;"><div style="width: 20%;"></div></div> 20%	
Develop and implement a Property Asset Management Plan for the council	Regeneration and Welfare	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 28%;"><div style="width: 28%;"></div></div> 28%	
Develop and deliver a new efficiency programme in order to secure a balanced budget in the medium term	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Develop and implement a strategy to maximise current income streams	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 25%;"><div style="width: 25%;"></div></div> 25%	






Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
and identify new income opportunities						
Update the Risk Management Strategy and deliver training	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<input type="text" value="0%"/>	
Update the Fraud Strategy and continue and to implement Fraud Strategy Action Plan	Finance and ICT	Deputy Leader Resources and Performance		31-Mar-2024	<input type="text" value="0%"/>	
Review current Agile Working Arrangements	HR, Performance and Service Planning	Deputy Leader Resources and Performance		30-Jun-2023	<input type="text" value="10%"/>	Planning commenced to audit current occupancy across the Council's office estate to support the Review of the Agile Working Arrangements.
Evaluate viability of establishing meaningful equality networks within the council comprising groups of employees for whom protected characteristics have a relevance (audit recommendation)	HR, Performance and Service Planning	Deputy Leader Resources and Performance		31-Mar-2024	<input type="text" value="25%"/>	
Review of induction process (all employees)	HR, Performance and Service Planning	Deputy Leader Resources and Performance		31-Dec-2023	<input type="text" value="0%"/>	

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Review Workforce Strategy and implement new 23-27 strategy	HR, Performance and Service Planning	Deputy Leader Resources and Performance		31-Oct-2023	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Complete delivery of roll-out of new equality, diversity and inclusion training	HR, Performance and Service Planning	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	
Review of health and safety procedures and policies, emergency and continuity plans	Governance and Customer Services	Deputy Leader Resources and Performance		31-Mar-2024	<div style="width: 10%;"><div style="width: 10%;"></div></div> 10%	






Page 68  
Theme ECONOMY

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Supporting local residents into employment and training	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="width: 14%;"><div style="width: 14%;"></div></div> 14%	
Continue to promote engagement with work experience programme for ex-offenders	HR, Performance and Service Planning	Sustainable Growth and Economy		31-Mar-2024	<div style="width: 0%;"><div style="width: 0%;"></div></div> 0%	

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Support and Coordinate ongoing compact with NTU	HR, Performance and Service Planning	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: white; display: flex; align-items: center; justify-content: center;"><span>0%</span></div>	
Facilitate the creation of employment associated with new development and seek to address skills shortages in the construction sector to facilitate growth.	Development and Place	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: #4a86e8; display: flex; align-items: center; justify-content: center;"><span>50%</span></div>	
Supporting existing businesses within Gedling Borough to ensure business sustainability and good quality employment opportunities.	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: #4a86e8; display: flex; align-items: center; justify-content: center;"><span>14%</span></div>	
Identify the opportunities to drive investment in the Borough and create new business opportunities	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: #4a86e8; display: flex; align-items: center; justify-content: center;"><span>10%</span></div>	
Identify the opportunities to move to a net zero carbon economy	Economic Growth and Regeneration	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: #4a86e8; display: flex; align-items: center; justify-content: center;"><span>20%</span></div>	
Improvements to the town and local centres to make a more vibrant and attractive place to visit	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 20px; background-color: #4a86e8; display: flex; align-items: center; justify-content: center;"><span>12%</span></div>	







Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Engage with high street retailers and independents and other stakeholders in local centres to ensure our high street remain vibrant and viable	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white; display: flex; align-items: center; justify-content: center;"><span>0%</span></div>	
Encourage a more carbon neutral way of travelling to local centres	Economic Growth and Regeneration	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white; display: flex; align-items: center; justify-content: center;"><span>0%</span></div>	
Develop a strategy to safeguard the long term viability of the Borough's town Centre and addresses the issues of decline to the north of the Arnold Town Centre	Economic Growth and Regeneration	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white; display: flex; align-items: center; justify-content: center;"><div style="background-color: #4F81BD; width: 52%;"></div><span>52%</span></div>	
Develop plans for a active walking and cycling routes in the Borough	Development and Place	Health and Wellbeing Lifestyles		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white; display: flex; align-items: center; justify-content: center;"><div style="background-color: #4F81BD; width: 23%;"></div><span>23%</span></div>	
Explore and further develop plans for the Gedling Borough Heritage Way	Development and Place	Communities and Place		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white; display: flex; align-items: center; justify-content: center;"><div style="background-color: #4F81BD; width: 46%;"></div><span>46%</span></div>	


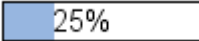

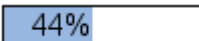

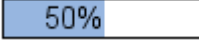
## Theme PLACE

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Implement the GBC Carbon Reduction Strategy and deliver to the action plan aligned with key partners across the borough	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white;">0%</div>	
Minimise the borough's waste and its impact on the environment	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #4F81BD; color: white;">25%</div>	
Carbon offsetting through development of our green infrastructure across the borough	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white;">0%</div>	
Develop and implement a plan to enhance existing parks and open spaces and seek external funding for our development projects	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white;">0%</div>	
Ensure planning policies and decisions protect and enhance the natural environment	Development and Place	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #4F81BD; color: white;">56%</div>	












Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Implement Strength in Community programme	Communities and Leisure	Communities and Place		31-Mar-2024	<div style="width: 33%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 33%	
Implement Community Events, Culture and Heritage Programme	Communities and Leisure	Communities and Place		31-Mar-2024	<div style="width: 16%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 16%	
Review the Community Infrastructure Levy Policy.	Development and Place	Sustainable Growth and Economy		31-Mar-2024	<div style="width: 20%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 20%	
Preserve the historic built environment.	Development and Place	Communities and Place		31-Mar-2024	<div style="width: 70%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 70%	
Promote and support community based 'clean up' initiatives including the seasonal big clean events	Environment	Environmental Services (Operations)		31-Mar-2024	<div style="width: 25%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 25%	
Promote Town and Local Centres and define Borough gateways	Development and Place	Sustainable Growth and Economy		31-Mar-2024	<div style="width: 20%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 20%	
Celebrate our local achievements (Pride of Gedling awards)	Communications	Communities and Place		31-Mar-2024	<div style="width: 0%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 0%	
Address reduction in Crime, Youth Offending and a reduction in the fear of crime and awareness of risk to young people, also a reduction in misuse of	Environment	Public Protection Portfolio		31-Mar-2024	<div style="width: 5%;"><div style="background-color: #4f81bd; height: 10px;"></div></div> 5%	





Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
substances and domestic violence.						
Seek successful prosecutions and enforcement action for dog fouling, anti-social behaviour and against those that fly-tip waste	Environment	Public Protection Portfolio		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white;">0%</div>	
Invest in new and existing CCTV in priority hot spots	Environment	Public Protection Portfolio		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: white;">0%</div>	
Develop the Council's approach to licensing regulation and enforcement	Environment	Public Protection Portfolio		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #add8e6;">12%</div>	
Progress the Greater Nottingham Strategic Plan in partnership with Broxtowe and Rushcliffe Borough Councils and Nottingham City.	Development and Place	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #add8e6;">60%</div>	
Drive the delivery of key housing sites	Development and Place	Sustainable Growth and Economy		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #add8e6;">95%</div>	
Promote the uptake of energy efficiency technologies in commercial and domestic properties	Environment	Climate Change and Natural Habitat		31-Mar-2024	<div style="border: 1px solid black; width: 100px; height: 15px; background-color: #add8e6;">25%</div>	

Title	Responsible OUs	Portfolio Owners	Status	Target Completion Date	Progress Bar	Notes
Review the Netherfield pilot Selective Licensing Scheme and investigate renewal or extension of the scheme when the scheme designation concludes at the end of September 2023	Environment	Public Protection Portfolio		31-Mar-2024		
Identify and deliver key interventions to prevent homelessness and rough sleeping.	Regeneration and Welfare	Life Chances and Vulnerability		31-Mar-2024		
Support for Refugees and asylum seekers	Regeneration and Welfare	Life Chances and Vulnerability		31-Mar-2024		

# Quarter 1 indicator report

PI Status		Long Term Trends		Short Term Trends	
	Alert		Improving		Improving
	Warning		No Change		No Change
	OK		Getting Worse		Getting Worse
	Unknown				
	Data Only				


PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
LI027 Number of visits to leisure centres	Communities and Leisure; Leisure	Health and Wellbeing Lifestyles	261,619	260,000	261,619	1,060,000	↓	✓	
LI027f Number of attendances - Bonington Theatre	Communities and Leisure; Leisure	Health and Wellbeing Lifestyles	10,830	10,150	10,830	40,600	↑	✓	
Page 76  LI074 Average time to process new Housing Benefit claims (in calendar days)	Regeneration and Welfare	Life Chances and Vulnerability	15.7 days	15 days	15.7 days	15 days	↓	⚠	Customers have 28 days to provide evidence in support of their claims, where there is a delay this impact the stats. Apr /May are always busy periods just after year end and more people make fresh claims when they receive their CT bill for the oncoming year. These are the factors in the Q1 stats being slightly over target. It is projected that LI074 will be on target by the

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
									end of the year. New claims continue to be the top priority when allocating work.
LE075 Average time to process Housing Benefit change in circumstances (in calendar days) <span style="writing-mode: vertical-rl; transform: rotate(180deg); position: absolute; left: -40px; top: 50%; font-size: small;">Page 27</span>	Regeneration and Welfare	Life Chances and Vulnerability	7.7 days	5 days	7.7 days	5 days			The Department continues to receive a high percentage of changes in circumstances. This is down to the changes that occur over year-end and into a new financial year. It is projected that the PI will be on target by the end of Q4, however it has been recorded at above 5 days for the last six quarters. In this regard a further review has been requested to test if the 5 day target is now unachievable with current staffing levels.







PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
LI085 Current number of DNA members	Communities and Leisure; Leisure	Health and Wellbeing Lifestyles	4,169	4,125	4,169	4,125	↑	✓	
LI086 Average length of time spent in temporary accommodation (in weeks)	Regeneration and Welfare	Life Chances and Vulnerability	21 wks	Tracking Indicator Only	21 wks	Tracking Indicator Only	↓	📊	
LI079 Average number of Swim School Members (12 month rolling period)	Communities and Leisure; Leisure	Health and Wellbeing Lifestyles	3,925	3,800	3,925	3,800	↑	✓	
Li410 Total number of family households in B&B at the end of the month (Average)	Regeneration and Welfare	Life Chances and Vulnerability	12	Tracking Indicator Only	12	Tracking Indicator Only	New	📊	
NI155 Number of affordable homes delivered (gross)	Development and Place	Sustainable Growth and Economy	48	15	48	60	↓	✓	

## COUNCIL






PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
LI006 Working Days Lost Due to Sickness Absence (rolling 12 month total)	HR, Performance and Service Planning	Leader Portfolio	8.50 days	9.00 days	8.50 days	9.00 days	↓	✓	
LI016 Percentage of Council Tax collected	Finance and ICT	Deputy Leader Resources and Performance	28.24%	28.44%	28.44%	98.50%	↓	✓	
LI017 Percentage of Business Rates Collected	Finance and ICT	Deputy Leader Resources and Performance	30.52%	27.37%	30.52%	98.90%	↓	✓	
LI018 Percentage of invoices paid within 30 days	Finance and ICT	Deputy Leader Resources and Performance	98.0%	99.0%	98.0%	99.0%	↑	⚠	Main reasons for the late payments in Q1 are delayed/late GRN or approval and missing or incorrect POs on invoices. Will continue to chase appropriate departments.
LI052 Percentage of calls to the contact centre answered (or call back made) - 12 month rolling total	Governance and Customer Services	Deputy Leader Resources and Performance	94.8%	94.0%	94.8%	94.0%	↑	✓	

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
LI411 Number of customers attending outreach hubs	Governance and Customer Services	Deputy Leader Resources and Performance	195	Tracking Indicator Only	195	Tracking Indicator Only	New		

**PLACE**

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
LI076 Level of All Crime across Gedling Borough rate per 1000 population	Community Safety; Environment	Public Protection Portfolio	14.55	Tracking Indicator Only	14.55	Tracking Indicator Only			
LI081 Level of recorded anti-social behaviour across Gedling Borough (per 1000 population)	Community Safety; Environment	Public Protection Portfolio	4.76	Tracking Indicator Only	4.76	Tracking Indicator Only			
LI118 Number of long term (over 6 months) empty homes in the Borough returned to use as a result of	Environment; Public Protection	Sustainable Growth and Economy	27	10	27	40			



PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
Gedling Borough Council intervention									
LI133 Number of fly tipping incidents reported to Gedling Borough Council	Community Safety; Environment	Public Protection Portfolio	314	Tracking Indicator Only	314	Tracking Indicator Only	↓		
LI276 Percentage of food premises scoring 4 or 5 in the national food hygiene rating scheme	Environment	Public Protection Portfolio	96%	95%	96%	95%	↑		
LI346 Percentage of fly tipping incidents removed within 10 working days	Community Safety; Environment	Public Protection Portfolio	99%	98%	99%	98%	↑		
NI154 Net additional homes provided	Development and Place	Sustainable Growth and Economy	161	124	161	497	↑		
NI157a Percentage of Major planning applications processed within 13 weeks	Development and Place	Sustainable Growth and Economy	100%	92.0%	100%	100%	-		

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
NI157b Percentage of Minor planning applications processed within 8 weeks	Development and Place	Sustainable Growth and Economy	73.33%	86.00%	73.33%	86.0%	↓	🛑	The number of applications determined in this category during the quarter was low (15) and the target was missed due to the complexity of some of the proposals and current vacancies within the team.
NI157c Percentage of other planning applications processed within 8 weeks	Development and Place	Sustainable Growth and Economy	80.17%	80.0%	80.17%	80.17%	↑	✅	
NI191 Residual household waste per household in Kg	Environment; Transport and Waste Services	Environmental Services (Operations)	158.1kg	150kg	158.1kg	600kg	↓	🛑	The aim of lowering the amount of residual waste going to the tip by encouraging residents to put all of their dry recyclables in the recycling bin (as opposed to the residual waste bin) remains problematic.

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
									<p>The current PFI contract between Veolia and the County Council as lead waste authority does not include certain plastic films, fruit cartons, and foils, and this leads to these waste streams going into the residual bin. Equally the current increased figure this quarter is due to greater numbers of loads rejected due to contamination of recycling bins by nappies, food, textiles and glass.</p> <p>We continue to discuss with the County Council and Veolia measures on how to improve the communication in</p>

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
Page 84									<p>terms of what can and cannot be recycled. GBC are running a 'Please do not Contaminate your bin' campaign in September 2023 using smart phone QR code technology to educate and change behaviours around this performance indicator. The performance with this indicator has been recorded at above 150 kg for three out of the last four quarters. Whilst this is disappointing, the reality is that without a change to the terms of the current PFI contract, this PI will see little change. In this regard a further review has</p>

PI Code & Short Name	Managed by	Ownership Portfolio Owners	Q1 2023/24			Annual 2023/24	Trend compared to previous quarter	Quarterly Status	Latest Note
			Value	Target	Year to Date				
									been requested to establish if this target is unachievable and requires increasing
NI192 Percentage of household waste sent for reuse, recycling and composting	Environment; Transport and Waste Services	Environmental Services (Operations)	37.6%	30.0%	37.6%	30.0%	↑	✓	

**GEDLING**

**PLAN**

**2023-2027**

**Examples of Achievements and  
Activities**

**During**

**Quarter 1 - 2023/24**

# ECONOMY

**To encourage and support healthy businesses in our town and local centres, improving local skills and employment opportunities, and promoting an economy that attracts visitors throughout the day and supports leisure activity.**

**Skills and Employment - the council will support local people into employment using its influence and connectivity with partners to create jobs, and provide support and training.**

Jobs Fair - in partnership with the DWP, our Economic Growth and Regeneration service held a jobs fair at the Civic Centre in May 2023. There were 136 attendees, a 22% increase on the February event. A total of 24 exhibitors attended (13 employers, 11 training providers), as well as the Careers Hub. Analysis shows that the majority of people attended came from Arnold (93), with 5 from Calverton, 1 from Woodthorpe, 2 from Netherfield, 2 each from Carlton and Gedling.

Supported Intern Scheme - Since March 2022 Revenues Services have been able to support this scheme giving the opportunity to a local, young individual to learn about what our service as well as the wider Council provides to the borough. The scheme for this particular individual has now come to an end and June saw lots of celebrations/presentations to praise our intern and us as a host, for how well this scheme went and the benefits it brought to us both.

**Business - a local economy that attracts new business investment enabling growth and the creation of jobs.**

Business Support Surgery – our Economic Growth and Regeneration (EGR) team held a Business Support Surgery during quarter 1 in conjunction with the Nottinghamshire County Council/Growth Hub Adviser. A variety of topics were discussed and all businesses were at a different point in their development.

D2N2 Funding Bid - our EGR team submitted a funding bid to D2N2 for £694k in June to further develop Hillcrest Park at Calverton, with an additional 4 small business units, including PV panels and EV charging points, as well as PV panels for the existing units. A decision is expected towards the end of July 2023. Based on the tenants of the existing units, it is anticipated that the development would create an additional 18 jobs.

Decarbonisation Support - in conjunction with other District and County Councils our EGR team completed the UKSPF Joint Commissioning project with East Midlands Chambers awarded the

delivery contract. The contract will provide decarbonisation support to small businesses across the Borough (SPF E29 Intervention (decarbonisation)).

Tender - The EGR Service has completed the preparation of tender documentation for release in Q2 to secure a Small Business Adviser and Retail (High Streets) Adviser.

Our Town Centre Manager has continued to develop relationships and visibility with local businesses not only in Arnold, but across all our local centres that will provide a network for local initiatives and business support.

### **Town and Local Centres - to provide vibrant town and local centres that attract shoppers and leisure users.**

Arnold Town Centre - our Economic Growth and Regeneration Team through the UKSPF fund coordinated the installation of 12 hanging baskets and 22 lamppost mounted hanging baskets to enhance the Town Centre for shoppers and visitors. The team have also drafted a market organiser (AMP) tender to be released in Q2 and an events plan for Q2 (summer period) to increase footfall into the Town Centre.

Town Centre Manager - During the course of the last quarter, our Town Centre Manager has developed strong working relationships with the Police to address a range of Town Centre issues and is now an established a member of the Police Partnership Group.



# COMMUNITY

**To enable a resilient, empowered, connected, inclusive and healthy community.**

## **Poverty and the Vulnerable - financially vulnerable residents are supported through our welfare services and community partnerships.**

Films for a Fiver - A new money saving offer was launched at The Bonington Theatre, Arnold, to help make cinema more accessible and affordable for people on a low income. The 'Films for a Fiver' promotion means visitors can buy tickets for film screenings on Tuesdays for £5, allowing them to watch the latest Hollywood blockbusters and independent films at a reduced cost. Our Communications Team helped to promote the scheme via a press release and photo opportunity with the Leader of the Council and also promotion on social media, which generated a high amount of positive engagement with residents.

Energy Bill Schemes - A further two Energy Bill schemes, EBSS-AF and AFP-AF, successfully administered by Revenues Services to support our harder to reach customers such as those in care homes.

Household Support Fund - Customer Services have made 506 referrals this quarter for the Household Support Fund. Payments will be made automatically to the same households in the winter. Households receive £60 towards help with utility bills and £30 per member of the household for food. We have also made 25 referrals for white goods to households struggling to replace fridges/cookers/washing machines. We have been able to identify struggling households by working from foodbanks, giving benefit advice and dealing with council tax debt. Our partners, Citizens Advice Bureau, Department for Work and Pensions, and foodbanks and community hubs have also identified households and worked with us for the referral.

Cost of living event – this was organised in partnership between GBC, NCC and South Notts PBP and took place at Arnold Methodist Church. The event was supported by a range of stall holders including, Inspire, Arnold Foodbank, Health and Wellbeing Hub, Citizens Advice, Nottingham Energy Partnership and Nottinghamshire mental health support services.

Carlton Community Hub's Food Club – Support was provided to Hope Nottingham to enable the setup of Carlton Community Hub's Food Club. The Food Club provides families and individuals with a box of good quality food for £3.50 a week. The Food Club runs every Thursday 12:30pm-2pm.

## **Children and Young People - in partnership, improving the life chances and opportunities for our children and young people.**

Gedling Youth Council meeting held Mon 17<sup>th</sup> April:

- Held YP Mental Health Commissioner to account
- Identified opportunities to support Awareness Days/weeks/months, including World Environment Day
- Nominated YC representative onto Gedling Social Mobility Commission
- Incoming Youth Mayor, YC Chair and committee members elected.

Youth Mayor - Incoming Youth Mayor formally appointed at Council AGM 24<sup>th</sup> May.

## **Equality, Diversity and Social Inclusion - providing opportunities for all people to connect and live, work and socialise together, and have equal access to services.**

Refugee Week – as part of Refugee Week, Gedling celebrated the way our community has opened its arms to help people who have fled conflicts in places like Ukraine and Syria. It was also a chance to celebrate our diverse culture and highlight those who have come to this country from across the globe and now call Gedling home. As part of the Arnold Summer Fair, we had performances from the Ukraine Male and Female choirs, alongside the Brazilian and African music performances, Windrush generation poetry readings and engagement work throughout the day with the Windrush generation on the Standing In this Place immersive arts and sculpture project.

Arnold Summer Fair – Organised by our Community Relations team, a celebration of community and diversity took place at Arnot Hill Park in June with the Arnold Summer Fair, an inclusive and multicultural event featuring live music, creative workshops, performances, stalls and more. Our Communications team produced an online campaign to invite residents to the event including a Facebook event, which received over 60,000 engagements and 1,000 participants stating they would be interested in attending. Posters, social media posts and press releases were also issued as part of the campaign and early reports indicate the event was well attended. The multicultural themed celebration held a particularly special significance this year as it coincided with the 75th Anniversary of the Windrush arrivals and was an opportunity for residents to embrace diversity and celebrate the vibrant multicultural heritage of the area.

Successful grant applications – we provided support to Handmade Theatre Company to enable successful grant applications to Arts Council England and the National Lottery. This funding will allow Handmade to work with community hubs and care settings around the borough to develop and perform a show 'Tell Me a Story' focusing on reminiscence, story sharing and recording childhood memories.

### Climate Change community engagement activities:

- First 'climate change school assembly' to 315 children and all staff to celebrate Earth Day in the Borough.
- Delivered 'climate change lessons' to 61 children in years 5 and 6.
- Undertook a bin lorry visit to a local school and engaged with 60 children.

Excellent feedback was received for all of these engagement events.

### **Health and Wellbeing - work with Health Service partners to enable residents to lead healthy lives through positive social and physical activity.**

Funding secured for DNA Health and fitness scheme access - The leisure department have been successful in securing £3,000 worth of funding through the Active Partner Trust which will fund thirty 3-month memberships of Gedling's DNA Health and fitness scheme. These memberships are being handed out to residents via partner organisations with the aim of providing a longer-term pathway of physical activity opportunities for people living with a health condition who are already accessing the leisure centres for short-term courses. The funding will enable people to access and try out the wider leisure offer to support them to bring in more physical activity to their daily life.

Funding secured for residents living with Parkinson's - The leisure department has secured £1,730 of funding from the Parkinson's UK Physical Activity Grant for 2023 to help support the start-up of an activity session specifically for people living with Parkinson's in the borough. Research has shown that taking part in regular physical activity can positively impact patients' symptoms, both physically and mentally. Gedling's Health Activity Officer Sue Prochnicki will run the session at Redhill Leisure Centre combining aerobic fitness, strength training, balance and core control, and stretching to support the attendees in order to have a better quality of life and make everyday tasks easier.

Drowning Prevention Week event - The leisure centres carried out their annual Drowning Prevention Week event which saw over 2,500 learners take part in activities to raise awareness and learn lifesaving skills in and around water. Feedback from participants was very good and everyone came away with a free Drowning Prevention Week 2023 certificate.

Covid Vaccination clinic - we provided support to enable a pop up Covid Vaccination clinic in Calverton and the surrounding rural areas. Over 100 vaccinations were given during the clinic that took place at the Core Centre in Calverton.

Health and Wellbeing e-newsletter – our monthly Health and Wellbeing e-newsletter has covered the following topics over the last quarter: Dementia support information, weight management support, suicide prevention, Daybook Community Café, Age UK – Gentle Walk and Talk, Mental Health Awareness week and local mental health services, Loneliness awareness week, Diabetes week.

Breast Feeding Friendly scheme - The following venues have signed up to the Breast-Feeding Friendly scheme between April and June: Tree Tops, Friar Tuck, Daybrook Medical Practice and

Health Centre, Stenhouse Medical Practice and Razzle Dazzle Pots. Over 30 venues are currently signed up to the scheme in Gedling.

Fitter Tomorrow programme – we provided support to Synergy Primary Care Network to enable their Fitter Tomorrow programme, a programme designed for adults aged 55+ that have been identified by their GP. The programme is a 6-week programme delivered by ABL at Carlton Forum Leisure Centre. The first cohort have completed the programme and the programme is now full until December.

# PLACE

**To enable a safe, attractive, clean and culturally vibrant borough that plays its part to tackle the climate emergency.**

**Cleanliness, Environment and Climate Change - cleanliness of our built environment and the protection and enhancement of our natural environment, including our waterways, parks and open spaces, habitats and wildlife; minimising pollution and waste by influencing the council's and borough's carbon emissions.**

Funding secured for Lambley Lane play area – working in partnership with the local community, we secured funding of £100k from FCC Communities Foundation to improve Lambley Lane Recreation Ground play area. The works are due to start in November and will see the old equipment and flooring removed and replaced with a brand-new play area, complete with a 30-metre zip line, swings, slides and climbing frame, as well as a number of accessible and inclusive facilities including a DDA compliant roundabout, trampoline, basket swing and play panels. The new equipment will be suitable for children up to the age of 12. The bid for funding was made in partnership with Gedling Park's Community Group and included a consultation with three local primary schools, All Hallows Primary School, Priory Junior School and Willow Farm. Children from each school had their say and gave suggestions for what they wanted to see at the site.

Green Lung Project update - we have been successful in obtaining a grant to plant 2,500 trees on Digby Park as part of the Green Lung Project. This funding was received from Trees for Climate via Nottinghamshire County Council's Green wood team.

Green Rewards Scheme - Nottinghamshire Climate Change Partnership has been highly commended in the Municipal Journal (MJ) Achievement Awards for 'Innovation in Partnership' for the Notts Green Rewards online platform. The project was shortlisted from 63 entries and made it to the finals, alongside eight other shortlisted entries. The same Green Rewards Scheme is also shortlisted as a finalist for the APSE awards for 'Best Collaborative Working Initiative'.

Climate change grant funding - Net Zero Living Fast Followers competition, Gedling submitted a competitive funding application to Government in partnership with other LA's within D2N2 (Derby City, Derbyshire, Nottingham City, Nottinghamshire). The funding application has been successful. This will result in a project to deliver a co-ordinated approach in to work toward Net Zero carbon emissions across D2N2. It will fund a 'Net Zero Delivery and Innovation Manager' for two years, and this post will work with Gedling Borough Council and its partners for up to 2 days a month to strengthen the delivery on the carbon management strategy and actions to reduce carbon emissions in the community.

## **Pride of Place - developing sustainable community hubs and infrastructure, and encouraging volunteering and participation in cultural activity and preserving our heritage.**

Armed Forces Flag Raising - the Mayor of Gedling along with representatives of the Armed Forces rose the Armed Forces Flag at the council offices at Arnot Hill Park in June. Armed Forces Day is a chance to show support for the men and women who make up the Armed Forces community, from currently serving troops to Service families, veterans and cadets.

King's Coronation – Our residents were able to watch the event live and for free on two big screens in the Borough. The Coronation was shown live on the cinema screen at the Bonington Theatre in Arnold and also at the Richard Herrod Centre in Carlton.

Funding Fair – we provided support to N&SCVS with the delivery of a Funding Fair for community groups and organisations. Over 60 organisations attended the event and were able to get advice on funding from the following funders: Severn Trent, Coalfields Regeneration Trust, National Lottery, Gedling Borough Council and Nottinghamshire County Council.

### Grants provided:

- Gedling Artists network to enable them to deliver an open studios event at Westdale Lane Community Centre. The event was part of Nottinghamshire Open Studios, a network of events for artists and makers across the County taking place in May each year. Gedling Artists are a collective of six local artists and makers who run their own independent businesses in the borough.
- The Newstead Centre to provide a community celebration for the Coronation of King Charles III. The event was the focus of community activity in Newstead around the Coronation and was also supported by local businesses. Feedback from organisers confirmed that this event helped to reduce social isolation in the village by allowing people to come together in their community, some of whom did this for the first time since the Covid-19 pandemic.

Members' grants awards – So far this year, 13 grants were awarded in the region of £3k to various community groups, for example Bags of Blessings, Burton Joyce Football Club, Calverton & Gedling Art Society, Eagles Nest Church, The Wolfpack Project, Gedling Family Village Gala, and Friends of Valley Road Playing Fields.

Community E Newsletters - Three Community E-Newsletters were circulated to 7,000 community contacts between April and June. Information Shared included the Armed Forces Breakfast Club, Daybrook Community Café, Fare Share Midlands Community Meals Service, Arnold Summer Fair, The Core Centre, St. Tim's School Essential Scheme, Memory Café at Netherfield.

Gedling Country Park update - The Friends of Gedling Country Park working alongside the park rangers have successfully raised £13k for tree planting in the existing woodlands at Gedling Country Park.

## **Community Protection - reducing crime and the fear of crime so that residents feel safe and protected in their neighbourhoods, and the licensing and regulation of businesses for health and hygiene safety.**

Community Protection promotion campaigns – The Communications team worked on two campaigns to promote Community Protection. The first was following a court hearing that found a local couple guilty of illegal dog breeding. The Communications Team, working alongside the Legal Team and Licencing Team, issued a press release to promote the result and highlight the importance of having a licence to breed dogs. The release was picked up the local press and was well received by residents.

The second campaign was to promote the Public Space Protection Order in Colwick. Several press releases were issued, some jointly with Nottinghamshire Police. The Leader and Portfolio Holder for Public Protection also appeared on local media including an interview with Notts TV and a radio interview with BBC Radio Nottingham. Initial findings have shown a reduction in anti-social behaviour in the area and a positive response from local residents to the Council's activities.

Illegal dog breeding – Following the hard work of our licensing and legal officers, we successfully prosecuted a couple from Arnold at Nottingham Magistrates Court for breeding and selling dogs without a licence. By law, individuals who breed three or more litters within a 12-month period or engage in dog breeding for business purposes must obtain the necessary licence. Licences are issued by the Council and ensure that the breeders act responsibly and within the law, as well as protecting customer's rights and the safety of the animals.

Measures to address car cruising – we announced further proactive measures to address the ongoing car cruising nuisance that has been affecting several wards in the area. Recent incidents of car cruising, predominantly at the Victoria Retail Park in Netherfield, Mile End Road, Loop Road, and surrounding areas in Netherfield, Colwick and Trent Valley wards, have led to significant disturbances for residents. At a Cabinet meeting held in June, Gedling Borough Councillors approved for a Public Space Protection Order (PSPO) that has come into force. A PSPO imposes restrictions on the use of an area to ensure that the majority of law-abiding citizens can enjoy public spaces free from antisocial behaviour. The proposed PSPO includes conditions to address the antisocial behaviour associated with car cruising activities. It means that anyone in the area, including bystanders who are attending car cruising events, will be issued with a fine.

In addition to the PSPO, Gedling Borough Council has taken steps to enhance surveillance and monitoring in the affected areas. Recently, CCTV cameras have been installed on the Colwick Loop Road near Sainsbury's, while four Automatic Number Plate Recognition (ANPR) cameras have been placed along the Loop Road. These security measures are being funded by the Nottinghamshire Police and Crime Commissioner's Safer Streets bid, as

part of the joint work with Gedling Borough Council and the Police ensuring the safety and well-being of the community.

Gedling Seniors Council safety meeting – meeting held in May with the theme “Safety when out and about”. Guest speakers from Gedling Policing Team and VIA East Midlands heard and responded to concerns around dangerous use of electric scooters, pavement parking and other highways vulnerabilities experienced by older people when out in the community. Cyber safety and scamming also covered, to be picked up further at a future meeting. Members also considered a refreshed Terms of Reference for the Seniors Council, to be formally adopted at the next meeting on 14th July and provided details of achievements to be included in a Council Website page promoting awareness of, and sign up to the Gedling Seniors Council.

## **Housing - individuals and families can access high quality, affordable and energy efficient housing to bring life to neighbourhoods.**

Temporary Accommodation - Following a review of the current demand for temporary accommodation within the Borough, a decision was agreed at Cabinet in March 2023 permitting the Housing and Welfare Service Department to secure a further 7 properties on the open market during 2023/24. These properties will help improve the quality of the temporary accommodation provided by the Council whilst reducing the reliance on bed and breakfast suppliers.

The Council’s Housing and Welfare Service working with Property Services has been viewing potential properties within the Borough and to date have had 3 offers accepted. Completion is anticipated in Q2 subject to satisfactory surveys and searches.

Affordable Housing - A decision was agreed at Cabinet in March 2023 to develop Burton and Station Road for affordable housing in partnership with a Registered Social Provider. A soft market exercise has been completed and a recommendation is to be prepared for Cabinet in September 2023.

Household Energy Efficiency Retrofit - The delivery of the Sustainable Warmth Competition Government funding is ongoing. The Home Upgrade Grant element concluded at the end of May for properties not connected to the gas network. Five homes were upgraded and any unused funding has been transferred to the Local Authority Delivery Phase 3 scheme (LAD3). LAD3 is due to conclude at the end of September and so far 28 homes have received energy efficiency measures.



# THE COUNCIL

**To ensure the council is a healthy place to work, it engages with its customers, has a focus on improvement, is financially sound, and ensures compliance with all relevant legislation.**

**Customer Engagement - our customer experience is the best possible and our facilities and services are accessible to all.**

Revenues E-Billing sign-up and competition - Since go live early March 2023, roughly 6,600 customers have now signed up to access their bills/invoices online. To incentivise take up, Revenues Services also ran a competition which entered all those who signed up into a prize draw. This competition has now closed, and the prize winners drawn. Our first winner collected their prize this week with the other two winners to collect soon.

Outreach Sessions – our Customer Services team has seen over 200 residents at the outreach sessions in Carlton and Calverton this quarter, mainly providing help with accessing benefits and housing advice.

**Innovation and Improvement - we strive to make improvements by doing things differently and collaboratively, using digital transformation of our services.**

Communications Masterclass Event - The Communications Manager was invited to attend a masterclass held in Birmingham in April by Comms2Point0 to speak to other councils and communications about the team's success winning the Small Team of the Year award. He presented the Communications Strategy and talked about the way the team incorporates the Council's Gedling Plan in its work. The event was attended by over 100 local authorities and private sector communication providers.

Local Elections - The Democratic Services team administered the local elections with all 19 wards of the council being contested – there were also contests in all 3 parish wards in Calverton. The team received and processed 219 nomination forms from candidates in the borough across an intense 7-day period. This year was the first elections that were ran under the new voter ID requirements, so several changes were made to the process which placed a large additional workload on the team. The elections ran smoothly and the process of the verification and count went very well with positive feedback being received from election staff, internal officers, candidates, agents and councillors.

IT Projects completed during this quarter included provision of support for the smooth-running of the local elections and the re-deployment of iPads to new members.

Members Induction Programme - The Democratic Services team planned and executed a full and detailed members induction programme to ensure that new councillors had all of the tools they needed to start their new term at the council. 13 training sessions were held which were delivered by Democratic Services, planning, finance and legal. The training topics included things such as health and safety, data protection, council finances and specific committee training. A Members Development Working Group will soon be formed to ensure members training remains a priority for the team.

**Governance and Compliance - governance and decision-making is transparent and evidence-led, and services continue to be delivered in accordance with legislation and professional guidance.**

Recruitment and Selection Training - As required by the Action Plan arising from the Council's Equality Framework, training in recruitment and selection has now been delivered to the Appointments and Conditions of Service Committee. This is the committee that is responsible for appointment of Chief Officers and the Chief Executive.

Reports were made to Government Websites to notify of Gender Pay Gap and Trade Union Facilities Data.

Civic Centre Lift Replacement - our Property Team completed the lift replacement project at the Civic Centre. Fire Alarm Works are on schedule for next quarter.

UK Share Prosperity Fund (UKSPF) – our Economic Growth and Regeneration team's UKSPF year 1 submission was approved.

Gedling Legal – our Legal Services team received over 100 instructions in quarter 1 which is an increase on last year. This increase both internally and externally demonstrates the success of the team's reputation.

**Financial Management - we continue to deliver a balanced budget and receive unqualified opinions from our external auditors.**

Revenue Accounts - our Revenue Accounts were closed down for 2022/23 this quarter. The Revenue Outturn net position on services was an underspend, however some late adjustments for business rates meant that a final net overspend position for the Council was recorded.



## Report to Cabinet

**Subject:** Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision

**Date:** 7 September 2023

**Author:** CIL and Section 106 Monitoring Officer

### Wards Affected

Calverton (part), Carlton, Carlton Hill, Cavendish, Colwick (part), Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Plains, Porchester, Redhill, Trent Valley (part) and Woodthorpe

### Purpose

To seek Cabinet approval to:

- a) Retain LIS0001 – Cinder Path Extension (Netherfield) on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
- b) Retain LIS0002 – Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling) on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.

### Key Decision

This is a Key Decision as it is likely to be significant in terms of its effect on the communities living or working in an area comprising of two or more wards in the Borough.

### Recommendation(s)

**THAT: Cabinet approves**

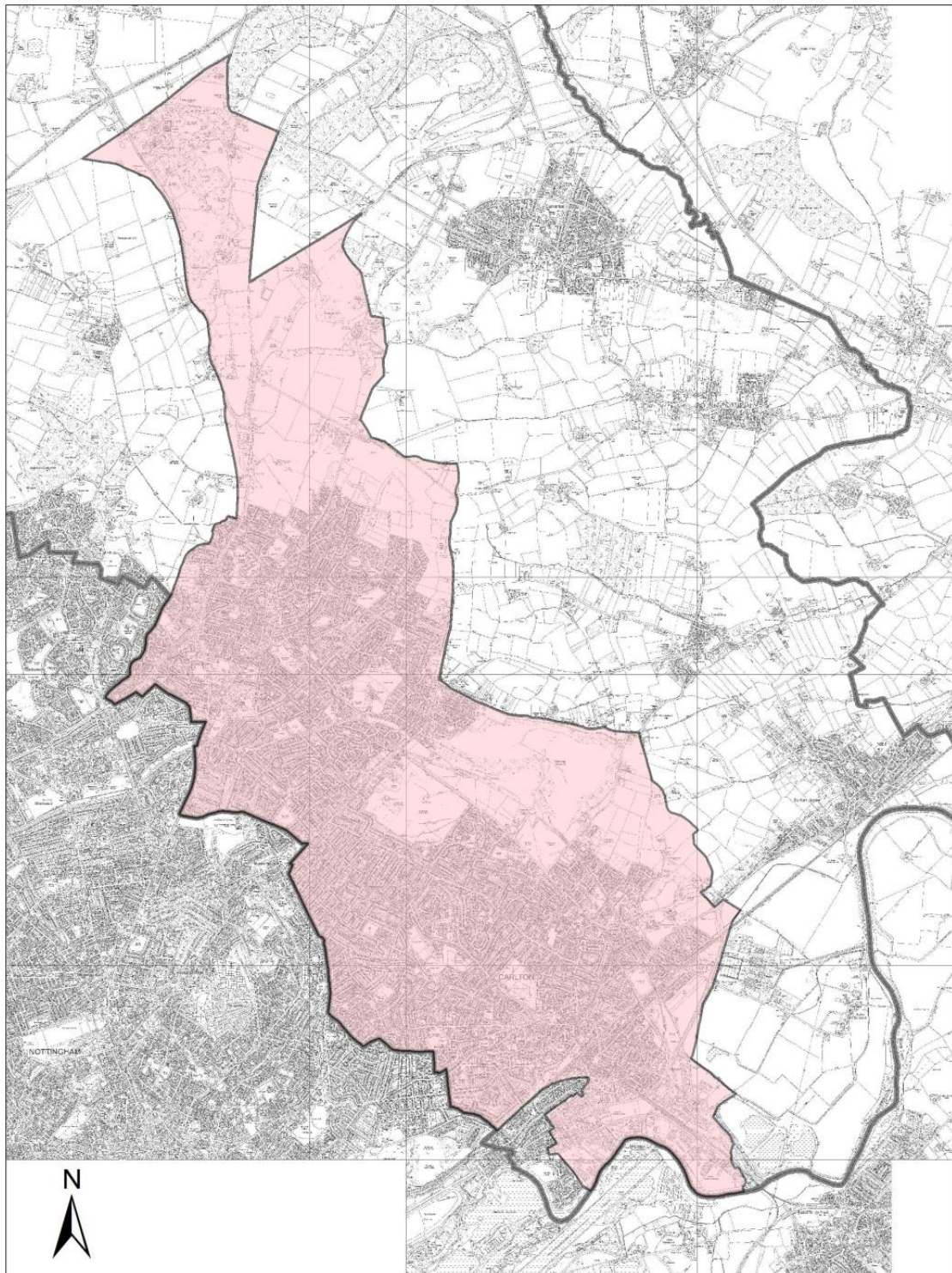
- 1) The retention of LIS0001 – Cinder Path Extension (Netherfield) on Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.**
- 2) The retention of LIS0002 – Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling) on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.**

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## 1 Background



- 1.1 The Planning Act 2008 introduced the Community Infrastructure Levy (“CIL”) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2 Following an independent examination in March 2015 and approval at full Council on 15 July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule came into effect on 16 October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3 Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) (“the 2010 Regulations”) places a duty on charging authorities to pass at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to local councils (parish councils) spend on local priorities. This is known as the ‘neighbourhood portion’.
- 1.4 Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes places. Guidance recommends that this should be done in consultation with the local neighbourhood.
- 1.5 The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.
- 1.6 The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:
  - Calverton (part)
  - Carlton Hill
  - Colwick (part)
  - Daybrook
  - Gedling
  - Phoenix
  - Porchester
  - Trent Valley (part)
  - Carlton
  - Cavendish
  - Coppice
  - Ernehale
  - Netherfield
  - Plains
  - Redhill
  - Woodthorpe

**Figure 1 The Non-Parish Area of Gedling Borough**



**Gedling**  Civic Centre, Amot Hill Park, Arnold,  
Nottinghamshire, NG5 6LU

**Non-Parish Area**

 Non-Parish Area  
 Borough Boundary

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- 1.7 Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the relevant area by funding:-
- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
  - b) Anything else that is concerned with addressing the demands that development places on an area.
- 1.8 The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.
- 1.9 The Community Infrastructure Levy Guidance ("the Guidance") published on 12 June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to deliver the infrastructure needs of the area in which the chargeable development has taken place.
- 1.10 The Guidance states that "charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods".
- 1.11 The Council's 'CIL and Neighbourhood Portion in Non-Parish Areas: Guidance Note' dated March 2017 details how the Council will:-
1. Identify and assess suitable local infrastructure projects.
  2. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas
  3. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.
- 1.12 The guidance note also outlines the approach to be taken during the allocations process. It confirms that officers will prepare a Project Assessment and Funding report that would recommend a shortlist of projects suitable for funding which would seek either Portfolio Holder or Cabinet approval.
- 1.13 In accordance with the guidance note, the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations, was prepared by the Council's CIL Officer and included the following information:
- CIL Projections (Total Neighbourhood Non-Parish CIL Receipts collected)
  - Local Infrastructure Schedule (A list of potential infrastructure projects that have been submitted for consideration)
  - Project Assessment (An assessment of all projects submitted detailing it's suitability for funding)
  - Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
  - Further Projects (Opportunity for projects to submitted for next year)

- Consultation (Details of the consultation process)

1.14 The CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report dated December 2022 identified a shortlist of appropriate infrastructure projects for CIL Neighbourhood Funding. The shortlisted projects and their subsequent recommendations were as follows:

<b>Project</b>	<b>Nominator / Proposer</b>	<b>Non-Parish Neighbourhood CIL Requested</b>	<b>Recommendation</b>
LIS0001 – Cinder Path Extension (Netherfield)	Gedling Borough Council (Economic Growth & Regeneration)	£200,000	No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.
LIS0002 – Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)	Gedling Youth & Community Hub	£75,000	Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.

1.15 The above recommendations were subject to a 4 week public consultation which took place between the 16<sup>th</sup> January 2023 and the 13<sup>th</sup> February 2023. This report provides a summary of the consultation responses received during this period and provides a final recommendation for the CIL Non-Parish Neighbourhood Funding Awards taking into consideration any representations received.

## **2 Consultation**

2.1 A total of 21 consultee responses were received during the consultation period. Responses were received from 15 members of the public and the following organisations:

- Gedling Youth & Community Hub
- Historic England
- Natural England
- Sport England
- The Environment Agency

- Willow Farm Action Group

All representations received have been summarised in **Appendix 1** along with any relevant responses made by the Councils Community Infrastructure Levy Officer.

- 2.2 Gedling Youth & Community Hub state that the project LIS0002 would utilise a currently vacant building and restore the areas heritage. The Gedling Youth & Community Hub go on to state that a community hub is much needed in this locality and that they fully support the recommendations from officers.
- 2.3 Historic England made positive comments in support of LIS0002. They confirm that they welcome the opportunity to redevelop the former railway station which is a non-designated heritage asset and that sources of match funding are a positive.
- 2.4 Natural England did not raise any specific comments in relation to the shortlisted projects.
- 2.5 Sport England confirmed that both projects appear sensible and provide opportunities for increased activity and the opportunity to connect communities.
- 2.7 The Environment Agency did not raise any specific comments in relation to the shortlisted projects.
- 2.8 Willow Farm Action Group support the recommendations within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report subject to confirmation of a successful match funding bid to the National Lottery Heritage Fund.
- 2.9 In total 15 representations were received from individuals and members of the public. No objections were raised to the shortlisted projects. Of these representations 14 were supportive of both recommendations. One representation was received neither supporting nor objecting to the recommendation. The representation did state a desire for a café or community centre once the path opened, however, it is unclear as to which project this comment relates.
- 2.10 The below summary is considered an accurate account of the feedback from the public consultation in response to the officers recommendations contained within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report:

<b>LIS0001 Cinder Path Extension (Netherfield)</b>					
Support	18	Neutral	3	Object	0



<b>LIS0002 Gedling Youth &amp; Community Hub Regeneration Project at Former Railway Station (Gedling).</b>					
Support	18	Neutral	3	Object	0

- 2.11 The comments received are welcomed and have been considered alongside the original assessments made to reach a final recommendation for the CIL Non-Parish Neighbourhood Funding Awards.
- 2.12 No objections were received in relation to LIS0001. It is therefore recommended that this project remains unaltered from the recommendation given within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report. The project should be retained on the Local Infrastructure Schedule for consideration as part of next year's CIL Non-Parish Neighbourhood Funding awards once the project is suitably progressed.
- 2.13 All representations which were submitted in relation to LIS0002 have been carefully considered. In addition to the above comments, Gedling Youth & Community Hub have since confirmed that the National Lottery Heritage Fund bid has been considered and no funding will be forthcoming from the NLHF.
- 2.14 The match funding bid to NLHF covers a significant portion of the funding gap for the project LIS0002. It is therefore considered vital to the deliverability of this project as it is currently proposed. Without the match funding it is not deemed possible at this time to recommended that Cabinet award CIL Non-Parish Neighbourhood Funding as there are outstanding concerns relating to the viability of the project
- 2.15 In light of the above, it is recommended that the project LIS0002 should be retained on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
- 2.16 At the end of the financial year 22-23 Gedling Borough Council have a total of £276,410 available for CIL Non-Parish Neighbourhood Funding. If the recommendations below are approved the monies will be carried over to next year's awards, along with any relevant receipts collected within the non-parish areas during the next financial year.

### **3 Recommendation**

- 3.1 From the assessments carried out on of the submitted infrastructure projects and the results of the public consultation the following recommendations are made:
  - a) Retain LIS0001 - Cinder Path Extension (Netherfield) on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
  - b) Retain LIS0002 - Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling) on the Local Infrastructure Schedule for

reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.

3.2 The nomination process for future projects will continue to seek new infrastructure projects which may be eligible for funding from the CIL Non-Parish Neighbourhood Funding. The submission deadline for the next round of awards is the 31<sup>st</sup> August 2023.

3.3 The Council's dedicated CIL Neighbourhood Funding webpage shall be updated to publish the outcome of this year's CIL Non-Parish Neighbourhood Funding awards.

#### **4 Alternative Options**

4.1 Two alternative options are potentially available to pursue.

4.2 There is the opportunity to award CIL monies to alternative schemes contained on the Local Infrastructure Schedule and Allocations consultation. No alternative schemes have been suggested to be funded as both schemes assessed as part of this consultation have been considered as not being suitable for funding at this time.

4.3 The second alternative option would be to remove a project from the Local Infrastructure Schedule. Whilst the projects are not considered suitable at this time the projects are considered to be potentially suitable for CIL funding in the future. As such it is considered that the removing of some of the projects listed above could result in potentially suitable projects not being granted funding in the future.

#### **5 Financial Implications**

5.1 The CIL monies that form part of the Non-Parish Neighbourhood Funding element are monies that have to be used in accordance with the CIL Regulations. The Neighbourhood Funding element of CIL is only used once funds have been collected, forward funding is not permitted.

5.2 There is no financial impact as the administration of this process can be met within existing resources.

#### **6 Legal Implications**

6.1 To comply with the requirements of Regulation 59F of The Community Infrastructure Levy Regulations 2010 and ensure the Neighbourhood Portion of CIL is expended in accordance with these regulations.

#### **7 Equality Implications**

7.1 A public consultation has been undertaken to ensure that the process remains accessible, any comments received as a result of this consultation have been duly considered and taken into account.

#### **8 Carbon Reduction/Environmental Sustainability Implications**

8.1 There are no direct carbon reduction/sustainability implications arising from this report.

## **9 Appendices**

9.1 Appendix 1: Consultation and Officer Responses to the CIL Non-Parish  
Neighbourhood Funding Consultation Jan/Feb 2023

## **10 Background Papers**

10.1 There are no background papers relevant to this report.

## **11 Reasons for Recommendations**

- 1) To ensure that the neighbourhood portion of CIL collected receipts are expended in accordance with the CIL Regulations 2010 (as amended) and statutory guidance.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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## Appendix 1. Consultation and Officer Responses to the CIL Non-Parish Neighbourhood Funding Consultation Jan/Feb 2023

No.	Organisation	Comments	Officer Response
1.	Sport England	Both projects appear sensible and provide opportunities for increased activity and the opportunity to connect communities.	<b>Comments and Support noted.</b>
2.	Member of Public	Yes, both are worthy additions to community facilities in this area, but the renovation of Gedling Station to once again provide community facilities should be prioritised.	<b>Comments and Support noted.</b>
3.	Gedling Youth & Community Hub	I fully support the project being recommended for Non-Parish Areas of Gedling. This project will bring a new lease of life to a building rich in heritage & well loved by local residents.  A community hub in this location is much needed. The officer's report of LIS0002 is comprehensive & is "suitable of CIL Non-Parish Neighbourhood funding".	<b>Comments and Support noted.</b>
4.	Member of Public	Agrees with recommendations for nominated projects.	<b>Comments and Support noted.</b>
5.	Member of Public	Yes, It will help with further funding to complete the project. It will be wonderful to have a building available in the area for people to meet and hire rooms for various reasons as well as having a cafe available for the heritage way, when it opens, encouraging people to walk/cycle around the area.	<b>Comments and Support noted.</b>
6.	Member of Public	Would like to cafe or community centre when the path opens up properly.	<b>Comments noted.</b>

7.	Member of Public	I only support the project put forward by the Gedling youth and community hub at the old Gedling station, it has a lot of history and heritage with enthusiastic volunteers working hard and is a valuable community asset which will be available for young people and many local community groups.	<b>Comments and Support noted.</b>
8.	Natural England	No comments.	<b>Noted.</b>
9.	Member of Public	Yes I agree with the project recommended. It's a community led project.	<b>Comments and Support noted.</b>
10.	Historic England	Yes. Historic England welcomes the opportunity to repurpose the former railway station, a non-designated heritage asset, for community use and wellbeing. It is really positive to understand the matched funding conversations too.	<b>Comments and Support noted.</b>
11.	Member of Public	I support the inclusion of the old Gedling Train station in the funding bid. This building has the potential to become a highly valued and utilised community hub for the people in Gedling.  It has been out of use for quite some time and is in need of renovation in order to prevent further deterioration. The building is also a link to Gedling's past and can also be part of Gedling's future. Investment from the funding bid will bring forward its potential for use.	<b>Comments and Support noted.</b>
12.	Willow Farm Action Group	We note that 2 projects have been formally assessed and that a recommendation has been made by the Borough Council that only one of the projects should be shortlisted for funding at this time. We support that decision for the reasons stated in the report.  The total cost of the project is projected to be £250,000, of which the CIL fund is to provide £75,000. We note that the National Heritage Lottery formal bid is 'expected to be submitted by the end of the year (2022) with confirmation of outcome at the start of 2023'. Has that bid been submitted	<b>Comments and Support noted.</b>

		<p>and has there been a result? We would not support the allocation of the £75,000 CIL grant without confirmation of a successful bid to the National Heritage Lottery Fund. We would not support the allocation of the £75,000 CIL grant without confirmation of a successful bid to the National Lottery Heritage Fund.</p> <p>Our only concern is connected to the long-term financial viability of the Gedling Youth and Community Hub and ensuring that it remains financially independent from the Borough Council and the rate payer.</p>	
13.	Member of Public	Agrees with recommendations for nominated projects.	<b>Comments and Support noted.</b>
14.	Member of Public	Agrees with recommendations for nominated projects.	<b>Comments and Support noted.</b>
15.	Member of Public	Yes all Projects should be considered given they will improve the community.	<b>Comments and Support noted.</b>
16.	Member of Public	I agree with this excellent project idea.	<b>Comments and Support noted.</b>
17.	Member of Public	<p>LIS0001- Cinder Path Extension (Netherfield)</p> <p>I would agree with the comments made by the Council's CIL Officer in the Project Assessment Document that this scheme should not be funded by CIL funding. Although it is a worthwhile scheme the purpose of CIL funding should be to fund infrastructure projects that would primarily benefit the developments that are funding the CIL. As per the CIL Non-Parish Portion Receipt schedule the CIL sums obtained from within Netherfield Ward (as at 30th September 2022) amount to only £7,260 which is clearly much less than the £200,000 funding that has been requested. Its location is also a</p>	<b>Comments and Support noted.</b>

		<p>significant distance from the Chase Farm Development which is the main local source of CIL in this area and so its use by residents from the Chase Farm Development would be no greater than any other area within Carlton/Gedling. This does not mean that the Cinder Path Extension scheme is not a worthwhile project to undertake in its own right, but it does mean that CIL funding is an inappropriate source of funding.</p> <p>LIS0002- Gedling Youth &amp; Community Hub Regeneration Project</p> <p>I would agree with the comments made by the Council's CIL Officer in the Project Assessment Document that this scheme should be funded by CIL funding. This project falls within Gedling Ward which has accrued £354,891 in CIL receipts (as per the CIL Non-Parish Portion Receipt schedule as at 30th September 2022.) It is also close by to the non-parished section of Trent Valley Ward which has accrued £65,722 in CIL receipts. The project is also in close proximity to the Chase Farm Development which has generated most of the CIL receipts locally. The project will help with the ultimate aim of establishing the Heritage Way cycle/walkway which in itself would connect close by to the Chase Farm Development via the old disused mineral railway line. I would therefore strongly support this scheme for CIL funding.</p>	
18.	Member of Public	Agrees with recommendations for nominated projects.	<b>Comments and Support noted.</b>
19.	Member of Public	<p>LIS0002- Gedling Youth &amp; Community Hub Regeneration Project</p> <p>I agree with the comments made by the Council's CIL Officer in the Project Assessment Document that this scheme should be funded by CIL funding. The project is also in close to the Chase Farm Development which has generated most of the CIL receipts locally. This project would benefit the communities of Chase Farm, Gedling, Netherfield and Carlton.</p>	<b>Comments and Support noted.</b>



20.	Environment Agency	No comments.	<b>Noted.</b>
21.	Member of Public	Agrees with recommendations for nominated projects.	<b>Comments and Support noted.</b>

**Period of Consultation: 16th January 2023 to the 13th February 2023**

**Total Respondents: 21**

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## Report to Cabinet

**Subject:** Greater Nottingham Strategic Plan Preferred Approach Consultation: Strategic Distribution and Logistics Sites

**Date:** 7<sup>th</sup> September 2023

**Author:** Planning Policy Manager – Planning Policy

### Wards Affected

All

### Purpose

To seek approval to issue the Greater Nottingham Strategic Plan Preferred Approach: Strategic Distribution and Logistics Sites document for a period of consultation.

### Key Decision

Yes, as 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.

### Recommendation(s)

#### THAT:

- 1) That the Greater Nottingham Strategic Plan Preferred Approach: Strategic Distribution and Logistics Sites document and Sustainability Appraisal are approved to allow a period of public representations.
- 2) That authority is delegated to the Planning Policy Manager to make any minor editing changes such as typographical, formatting or changes to imagery necessary to the Preferred Approach: Strategic Distribution and Logistics Sites document and any supporting evidence documents prior to consultation.

#### 1 Background

- 1.1 As part of the review of their respective Part 1 Local Plans (Core Strategies) Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough

- Councils are preparing the Greater Nottingham Strategic Plan. Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examinations. Firstly, the initial Regulation 18 stage when the strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination.
- 1.2 In January this year the Councils consulted on the Preferred Approach (Regulation 18 consultation), which identified the preferred strategic housing, mixed use and employment sites. The next stages of plan preparation are an additional Regulation 18 consultation on preferred strategic distribution and logistics sites in the Autumn of 2023, followed by a Regulation 19 consultation on the final Publication Draft of the Strategic Plan during 2024.
  - 1.3 As part of the evidence base which informs the Strategic Plan, the Councils commissioned consultants to carry out an Employment Land Study. This study recommended that further consideration should be given to the assessment of the need for major logistics facilities.
  - 1.4 The Councils commissioned a Logistics Study which estimated the level of need for logistics development and identified “Areas of Opportunity” where distribution and logistics development should be located. This focused on proximity to: the strategic highway network; markets that will be served; areas of known under-provision; labour and areas of employment need. Following this study, the Councils undertook a “Call for Sites” during the Autumn of 2022.
  - 1.5 The Councils have now undertaken an assessment of all potential sites and reviewed the supply of sites coming forward from existing and likely commitments, in order to determine the remaining residual need. Details of the site assessments and the methodology are contained within a separate Background Paper. Following the assessments, a Preferred Approach to strategic distribution and logistics has been identified (attached as **Appendix 1**). This includes the proposed allocation of two sites, one in Broxtowe and the other in Rushcliffe.
  - 1.6 Whilst neither site is within this authority’s administrative boundary, the Council must still approve the consultation documents before consultation takes place. This approval is required as although the Preferred Approach has explicitly excluded potential strategic and logistics sites within Gedling Borough, the consultation will inform the Greater Nottingham Strategic Plan and will occur across the whole Strategic Plan area, including Gedling Borough.
  - 1.7 The consultation seeks views on the proposed sites for strategic distribution and logistics.

- 1.8 As required by legislation, the Preferred Approach has also been subject to sustainability appraisal which assessed the potential sites against the Strategic Plan's sustainability appraisal objectives. This appraisal (attached as **Appendix 2**) will also be consulted upon.
- 1.9 Responses to this consultation will be considered as part of preparing the next version of the Strategic Plan which will be the Publication Draft (Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012).

## **2 Proposal**

- 2.1 The Councils across the Nottingham Core and Nottingham Outer Housing Market Area jointly commissioned consultants to carry out an employment land study. The study included a specific recommendation to give further consideration to assess the need for major logistics facilities within the Nottingham Core and Outer Housing Market and wider area.
- 2.2 Ashfield, Broxtowe, Erewash, Gedling, Mansfield, Newark and Sherwood, Nottingham City and Rushcliffe Councils therefore commissioned consultants to undertake a logistics study to assess the specific needs for strategic distribution and logistics facilities across the Nottingham Core and Outer Housing Market Area.
- 2.3 The study was undertaken from a "policy off" perspective, meaning that constraints such as the Green Belt or issues determining sustainability (historic and natural environment constraints and socio-economic factors) were not considered in the ability of the area to accommodate future logistic requirements. The study did not involve modelling capacity of the road network or individual junctions, which will be addressed through future transport modelling work.
- 2.4 In accordance with national planning policy, the study assessed the quantitative need for additional strategic distribution floorspace and also set out more specific locational criteria for locating strategic distribution and logistics. The quantum of space estimated as being required is not viewed as a target but guidance as to the extent of which need may be met once account is taken of policy and environmental constraints.
- 2.5 In summary, the Logistics Study concluded:
- The requirement for planning policy purposes should be 1,486,000 sq. m or 425 ha of logistics space.
  - This would reduce to a residual need of 137–155 ha once commitments (sites with permission), potential pipeline sites (including allocations) and assumed contributions from redeveloped employment sites are taken into consideration.

- Residual need could be delivered on two to three large strategic logistics parks across the study area, which also includes Ashfield, Erewash, Mansfield and Newark and Sherwood Councils.
- 2.6 Further details regarding the Logistics Study, including its relationship with other studies and to distribution and logistics need outside of the Strategic Plan area, are contained within the Background Paper (attached as **Appendix 3**).
- 2.7 Critically the Background Paper has updated the residual need identified within the Logistics Study and, having included the latest supply figures (ensuring there is no double counting of both employment and strategic distribution), this need has been revised to between 131-147 ha.

### Locations

- 2.8 The Logistics Study identified broad Areas of Opportunity, within which strategic distribution and logistics should be located. These are based on good connections to the strategic road network; proximity to the markets to be served; locations where there is a known under-provision of strategic sites; and are accessibility to labour and proximity to areas of employment need. It identified areas: around Junctions 25, 26, 27 and 28 of the M1, adjacent to the A453 and at Newark (along the A1 and A46). As set out in the Background Paper and Sustainability Appraisal, a sites location within or close to these areas determined whether they were reasonable alternatives and suitable for further assessment as preferred sites. Within the Background Paper, these more detailed assessments considered environmental, accessibility and other constraints. The sustainability appraisal assessed these sites against 16 sustainability objectives (those used to appraise the housing, mixed use and employment sites).

### Preferred sites

- 2.9 Following their assessment, it is proposed that the following sites are allocated for strategic distribution and logistics:

Site Reference	Site Name	Site Area	Estimated Floorspace
BBC-L01	Former Bennerley Coal Disposal Point, Broxtowe	68 ha	74,000 sq. metres
RBC-L01	Ratcliffe on Soar Power Station (part), Rushcliffe	36.4 ha (wider site area is 265 ha gross)	180,000 sq. metres

Combined, these sites will deliver 104 ha of strategic distribution and logistics development, making a significant contribution to meeting assessed needs

within the Logistics Study area.

#### Meeting the overall need

- 2.10 The Logistics Study recommends providing for approximately 425 ha of strategic warehousing and logistics facilities within the study area which, in addition to Greater Nottingham Strategic Plan area, includes Ashfield, Erewash, Mansfield, Newark and Sherwood Councils. This comprises the northern point of the 'Golden Triangle', an area within the centre of the United Kingdom (including the M1, M6 and M42) from which the logistics sector can reach large parts of the country. The extent of this favored area emphasises the flexibility of strategic distribution and the contributions (although not quantified) that development beyond the study area (most notably along the M1 and A1) will make to the study area's need.
- 2.11 There is a considerable amount of 'committed' and potential 'pipeline' supply already identified by the Councils across the Nottingham Core and Outer HMAs, a significant quantity of which will be delivered within the Greater Nottingham Strategic Plan area. Taking into account this supply, a residual need of between 131 and 147 ha has been identified. The estimate of need is considered to be guidance and not a target as all the Councils must balance meeting demand for strategic distribution and logistics against planning policy and environmental constraints, principally the importance of protecting Green Belt.
- 2.12 The Councils have taken into account the various operational criteria and planning policy constraints and have identified two preferred sites which broadly meet the relevant criteria. This provision, combined with the identified "commitments" and potential "pipeline" supply across the entire study area (including within neighbouring authorities) would provide for a significant growth in the delivery of strategic distribution and logistics facilities in the Study Area and an increased market share of the wider strategic distribution market.

#### Consultation

- 2.13 It is now intended to undertake an additional informal Regulation 18 consultation stage and seek comments on three documents relating to strategic distribution and logistics, being a matter which was not covered by the previous Preferred Approach consultation. The partner Councils are seeking views on the scope and content of the Preferred Approach: Strategic Distribution and Logistics Sites document (**Appendix 1**).
- 2.14 Sustainability Appraisal is a legal requirement of plan preparation. The Sustainability Appraisal Report - Preferred Approach: Strategic Distribution and Logistics Sites, September 2023 (**Appendix 2**) 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

transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004. The Sustainability Appraisal Report forms part of the Preferred Approach consultation. The Strategic Distribution and Logistics Background Paper (**Appendix 3**) provides a more detailed summary of the evidence of need and the approach taken to the identification of suitable sites.

- 2.15 In terms of next steps, it is proposed that a six week consultation period will be undertaken by the end of the year, with a start date anticipated towards the end of September. Following consideration of consultation responses, a full Pre Submission version of the Strategic Plan will be published in 2024, prior to submission for examination later that year. This timetable may have to flex in response to planning reform, as the Government's approach becomes clearer over the coming months.

### **3 Alternative Options**

- 3.1 One alternative option would be not to review the Aligned Core Strategy but there is a statutory requirement to prepare a Local Plan and to review it every five years. An out of date plan and policies would make the Council vulnerable to speculative planning applications as applications would be determined in accordance with the National Planning Policy Framework and its default presumption in favour of sustainable development
- 3.2 Another alternative would be not to produce an aligned plan but there are significant advantages of a comprehensive approach to strategic planning across the whole of the Greater Nottingham area, ensuring a consistent planning policy approach across the wider area. The Greater Nottingham Housing Market Area Study confirmed that the boundaries remain appropriate to take forward for the review of the strategic policies. Significant cost savings are also achieved in preparing a joint document.
- 3.3 A further alternative would be to not consult on the Preferred Approach: Strategic Distribution and Logistics Sites document. Whilst the Strategic Plan has already been through two periods of Regulation 18 consultation, it has been considered prudent to carry out a further focussed informal consultation on the proposed approach to strategic distribution and logistics sites in order to gain valuable insight and comments from stakeholders which will help to strengthen the Council's position at the submission stage.
- 3.4 In relation to the second recommendation, an alternative option would be not to delegate minor editing changes. However, this would put an unnecessary operational burden on the executive.

### **4 Financial Implications**

- 4.1 The cost of the consultation on the Greater Nottingham Strategic Plan



Preferred Approach document will be met from existing resources. Following on from this, there will be costs associated with subsequent stages of preparation of the Strategic Plan including the examination stage. Funding for this has been set aside in the Local Plan Reserve.

## **5 Legal Implications**

- 5.1 It is a legal requirement of local planning authorities that they exercise their plan making functions (under s.39 (2) of the Planning and Compulsory Purchase Act 2004). There is also a legal requirement to review local plans every five years (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) and this is reflected in the National Planning Policy Framework (NPPF).
- 5.2 Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examination. Firstly, the initial Regulation 18 stage when the strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination.
- 5.3 A combined database has been set up in conjunction with the other participating authorities and the database and the arrangements for the consultation exercise will be managed in accordance with the requirements of the GDPR.

## **6 Equalities Implications**

- 6.1 The Preferred Approach document is not a full draft plan at this stage and the Equalities Impact Assessment is necessarily broad brush. The Preferred Approach document is subject to consultation with a wide range of stakeholders and the Councils will consult with groups representing people with protected characteristics. The Equalities Impact Assessment will progress in tandem with the emerging Greater Nottingham Strategic Plan as part of an iterative process that will assess more comprehensive and detailed policies and recommend changes at future stages of the Plan's preparation. Further details can be found in **Appendix 4**, Greater Nottingham Strategic Plan Preferred Approach: Equality Impact Assessment for Gedling Borough Council, December 2022.
- 6.2 Consultation will be undertaken in accordance with the Council's Statement of Community Involvement. Appendix 1 of the Statement of Community Involvement sets out stages of preparation of a development plan document and states that the Council will continue to engage with stakeholders and the community through the pre-submission stage using a variety of methods. A key factor is ensuring that the consultation is accessible to all and that equalities implications are given full consideration.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 Sustainability Appraisal is a legal requirement of plan preparation in order to consider economic, social and environmental objectives. The Sustainability Appraisal Report 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 transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 7.2 The Preferred Approach document seeks views on the proposed approach to the strategic distribution and logistics sites only. It is not a full draft plan at this stage. However, the next stage of the draft plan will need to, amongst other objectives, address the impacts and challenges of climate change and the mitigation of its effects; and ensure new development contributes to carbon neutrality.

## **8 Appendices**

**Appendix 1** Greater Nottingham Strategic Plan Preferred Approach: Strategic Distribution and Logistics Sites, September 2023

**Appendix 2** Sustainability Appraisal Report - Preferred Approach: Strategic Distribution and Logistics Sites, September 2023

**Appendix 3** Strategic Distribution and Logistics Background Paper

**Appendix 4** Greater Nottingham Strategic Plan Preferred Approach: Equality Impact Assessment for Gedling Borough Council, December 2022.

## **9 Background Papers**

Available at

<https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy>

:-

- Aligned Core Strategy (September 2014)
- Gedling Borough Council Local Planning Document, July 2018
- Gedling Borough Statement of Community Involvement, September 2019

Other documents which were made available as part of the Preferred Approach consultation which took place in January/February 2023 are available at

- <https://www.gnplan.org.uk/consultations/greater-nottingham-strategic-plan-preferred-approach/> including the Preferred Approach: Employment Background Paper, December 2022
- <https://www.gnplan.org.uk/evidence-base/> including the Nottinghamshire Core and Outer Housing Market Area Logistics Study, August 2022 and the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021

## **10 Reasons for Recommendations**

- 10.1 The production of the Local Plan is a statutory requirement for the Borough Council and must be reviewed every 5 years. The Greater Nottingham Strategic Plan will, when adopted, replace the Aligned Core Strategy and comprise Part 1 of Gedling Borough Council's Local Plan addressing strategic planning issues.
- 10.2 To enable drafting or other minor editing changes to be made without the need to bring the documents back to the Portfolio Holder.

### **Statutory Officer approval**

**Approved by:**  
**Date: 15/08/2023**  
**On behalf of the Chief Financial Officer**

**Approved by:**  
**Date: 17/08/2023**  
**On behalf of the Monitoring Officer**

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**Appendix 1**

# **Greater Nottingham Strategic Plan**

**Strategic Distribution and  
Logistics:  
Preferred Approach Consultation**

**September 2023**

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# Chapter One: Introduction

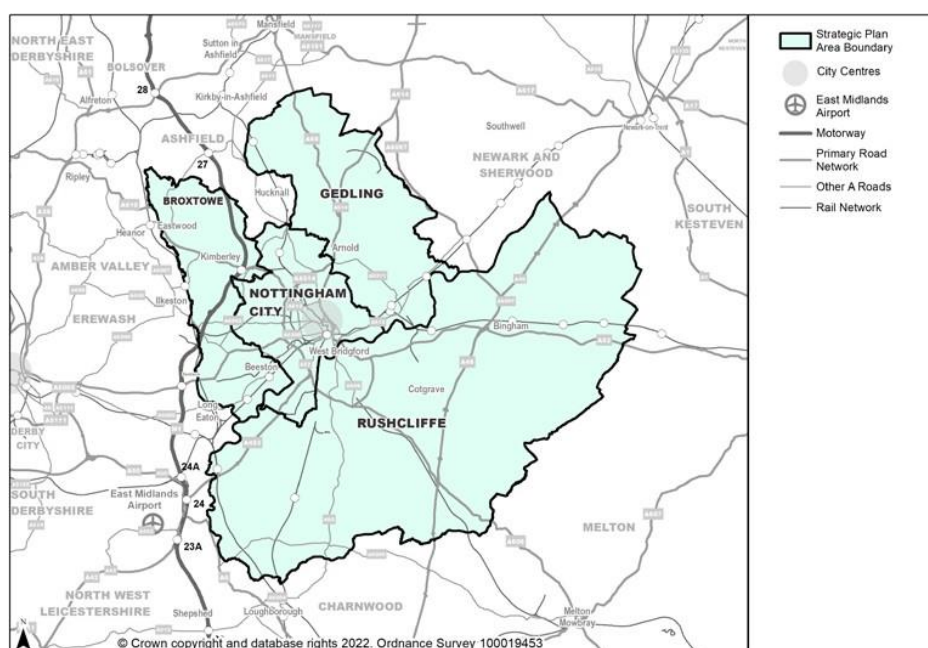
## Introduction

- 1.1 Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils (“the Councils”) are preparing the Greater Nottingham Strategic Plan.
- 1.2 As part of the evidence base, the Councils commissioned consultants to carry out an Employment Land Study ([Nottingham Core and Outer HMA Employment Land Study, Lichfields, May 2021](#)). This study included a specific recommendation to give further consideration to assess the need for major logistics facilities.
- 1.3 The Councils, with Ashfield, Erewash, Mansfield and Newark and Sherwood Councils commissioned a Logistics Study ([Nottinghamshire Core and Outer HMA Logistics Study Icen, August 2022](#)) which estimates the level of need for logistics development and recommends “Areas of Opportunity” where distribution and logistics development may be located. Extending beyond the strategic plan area, this study recognised the regional scale and operations of strategic distribution and logistics, particularly along the M1 and A1. The study focused on proximity to: the strategic highway network; markets that will be served; areas of known under-provision; labour and areas of employment need. Following this study, the Councils undertook a “Call for Sites” during the Autumn of 2022.
- 1.4 The Councils, with Ashfield and Erewash Councils have now undertaken an assessment of the sites and reviewed the supply of sites coming forward from existing and likely commitments, in order to determine the remaining residual need. Details of the site assessments and the methodology are contained within a separate Background Paper. Following the assessments, a Preferred Approach to strategic distribution and logistics within the Greater Nottingham Strategic Plan area has been identified. This includes the proposed allocation of land within two sites.
- 1.5 The consultation seeks views on the proposed sites for strategic distribution and logistics.
- 1.6 Responses to this consultation will be considered as part of preparing the next version of the Strategic Plan which will be the Publication Draft (Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012).

# Chapter Two: Background

- 2.1 Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils form part of the Nottingham Core Housing Market Area (HMA). The HMA also includes Erewash Borough Council. The Hucknall part of Ashfield District, whilst functionally part of Greater Nottingham, is part of the Nottingham Outer HMA (along with Mansfield and Newark and Sherwood District Councils).
- 2.2 These authorities, together with the County Councils of Derbyshire and Nottinghamshire, form the Greater Nottingham Planning Partnership. The Joint Planning Advisory Board (JPAB), established in 2008 and made up of Councillors from each authority, is an advisory body which oversees the preparation of strategic plans in the Greater Nottingham area.
- 2.3 With the exception of Ashfield District Council, strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies:
  - Erewash Core Strategy – March 2014
  - Aligned Core Strategies (Broxtowe Borough, Gedling Borough and Nottingham City Councils) – September 2014
  - Rushcliffe Core Strategy – December 2014
- 2.4 JPAB agreed to the principle of reviewing the Core Strategies in December 2017. This has led to Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils preparing the Greater Nottingham Strategic Plan.
- 2.5 Erewash Borough Council is undertaking a separate Core Strategy Review and Ashfield District Council is producing a separate Local Plan. However, the Councils are working together on a number of joint evidence base documents.

**Figure 1: Greater Nottingham Strategic Plan Area**





## Progress with the Strategic Plan

- 2.6 In July 2020 and February 2021, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils consulted on the [Greater Nottingham Strategic Plan Growth Options](#) document.
- 2.7 In January 2023, a [Preferred Approach Consultation](#) was undertaken which included:
- Vision and Objectives
  - Proposed Planning Strategy
  - Approach to Housing Need
  - Approach to Employment Need
  - Preferred Sites
- 2.8 In respect to the approach to employment need, it was identified that “The approach to the strategic distribution sector will be determined at the next stage of plan preparation. The Councils have undertaken a “call” for strategic distribution sites to inform this.”
- 2.9 This consultation focuses on the approach to strategic distribution. The following documents have been prepared to support this consultation and may also be commented upon:
- Strategic Distribution and Logistics Sites: Background Paper, September 2023
  - Sustainability Appraisal Report: Strategic Distribution and Logistics Sites, September 2023

## National Planning Policy Framework (NPPF)

- 2.10 Paragraph 11 of the NPPF states that strategic policies within local plans should, as a minimum, provide for objectively assessed needs for distribution and logistics, unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. This includes the delivery of sustainable development and Green Belt policy.
- 2.11 Paragraph 83, specifically states that planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

# Chapter Three: The Need for Strategic Distribution and Logistics and Site Criteria

## Evidence of Need

- 3.1 The Councils across the Nottingham Core and Nottingham Outer Housing Market Area jointly commissioned consultants to carry out an employment land study ([Nottingham Core and Outer HMA Employment Land Study 2021, Lichfields, May 2021](#)).
- 3.2 The study included a specific recommendation to give further consideration to assess the need for major logistics facilities within the Nottingham Core and Outer Housing Market and wider area. The recommendation at paragraph 10.25 of the Employment Land Study states:

*‘Given the scale and urgency of this issue, the District Councils (potentially working with adjoining districts along the M1 Corridor) may wish to consider commissioning a further strategic study to quantify the scale of strategic B8 logistics need across the Core/Outer HMA and beyond that builds on the indicative suggestions set out above. This future study should seek to quantify the scale of strategic B8 requirements and potentially identify sites where this need should be allocated. Our view would be that the main focus of this future study should be along the M1 Corridor and A-roads near to the Motorway junctions’.*
- 3.3 Ashfield, Broxtowe, Erewash, Gedling, Mansfield, Newark & Sherwood, Nottingham City and Rushcliffe Councils commissioned consultants to undertake a logistics study ([Nottinghamshire Core and Outer HMA Logistics Study, Icen, August 2022](#)) to assess the specific needs for strategic distribution and logistics facilities across the Nottingham Core and Outer HMA.
- 3.4 The study was undertaken from a “policy off” perspective, meaning that constraints such as the Green Belt or issues determining sustainability (historic and natural environment constraints and socio-economic factors) were not considered in the ability of the area to accommodate future logistic requirements. The study did not involve modelling capacity of the road network or individual junctions which will be addressed through future transport modelling work.
- 3.5 In accordance with national planning policy, the study assessed the quantitative need for additional strategic distribution floorspace and also set out more specific locational criteria for locating strategic distribution and logistics. The quantum of space estimated as being required is not viewed as a target but as guidance to the extent of which need may be met once account is taken of policy and environmental constraints.
- 3.6 In summary the Logistics Study concluded:
  - The requirement for planning policy purposes should be 1,486,000

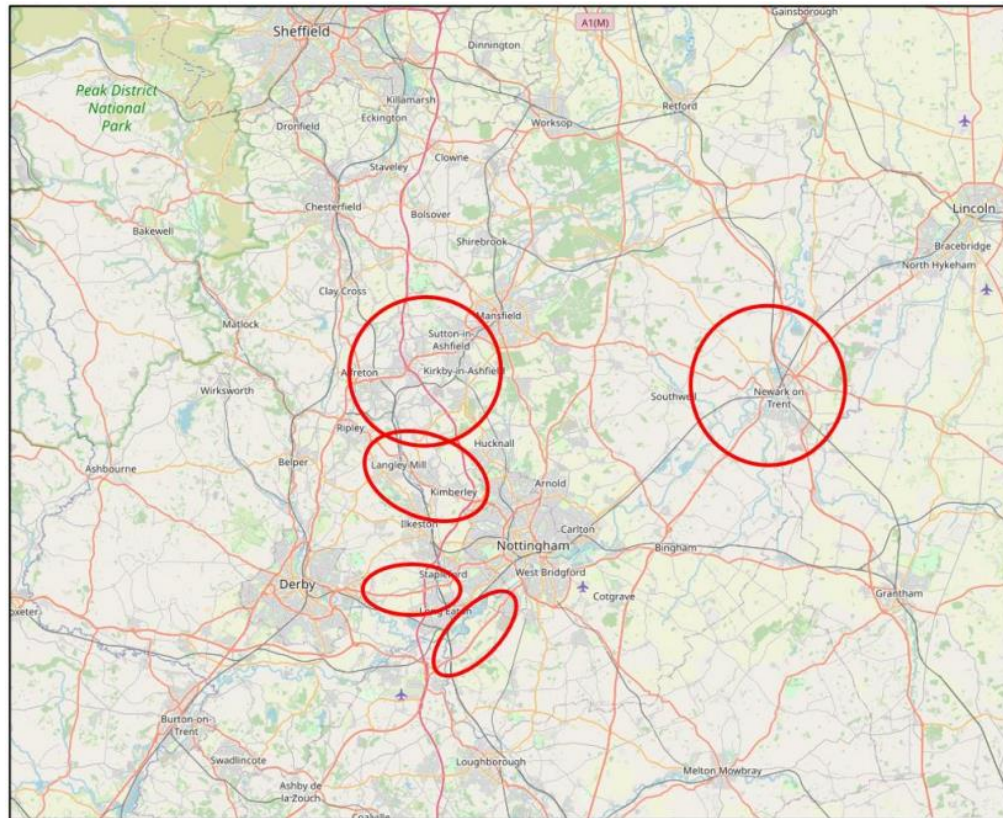
square metres (sq. m) or 425 hectares of logistics space.

- There is 315,000 sq. m of committed supply (units over 9,000 sq. m with planning permission or allocations in adopted local plans).
  - Potential “pipeline” sites (allocations in draft plans such as the draft allocations at Junction 27 and planning applications pending) would reduce the need to 601,000 sq. m or 172 hectares subject to the allocations being confirmed.
  - Some of the need is expected to be met through the redevelopment of existing logistics or other large manufacturing sites. It is assumed that this would meet 10 to 20% of the identified need reducing this need to 137 - 155 hectares (ha).
  - Residual need would fall to the order of two to three large strategic logistics parks across the study area, which comprises the Greater Nottingham Core and Outer Housing Market Area and includes Ashfield, Erewash, Mansfield and Newark and Sherwood.
- 3.7 Further details regarding the Logistics Study, including its relationship with other studies and to distribution and logistics need outside of the Strategic Plan area, are contained within the Background Paper.
- 3.8 Critically, the Background Paper has updated the supply of distribution and logistics developments with planning permission (commitments) and those without permission but are likely to come forward, for example within existing and local plans (pipeline sites). This update and the removing of sites that are delivering general employment development (avoiding the double counting of sites as both distribution and general employment) has resulted in an identified residual remaining need of between 131 – 147 ha across the wider study area.

## Site Criteria

- 3.9 The Logistics Study identified Areas of Opportunity where new strategic logistic sites should be located. These are broad areas which: have good connections to the strategic road network; are appropriately located relative to the markets to be served; are located where there is a known under-provision of strategic sites; and are accessible to labour and located close to areas of employment need.
- 3.10 The following Areas of Opportunity are identified:
- Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfretton, Kirkby-in-Ashfield and towards Hucknall);
  - Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley);
  - Area adjacent to M1 Junction 25;
  - Area adjacent to A453; and
  - Area surrounding Newark (along A1 and A46).
- 3.11 The Study recommended that sites should be sufficiently large and flexible in configuration with a minimum size of 25 hectares being recommended although sites of 50 hectares or more are preferred.

**Figure 2: Areas of Opportunity (taken from the Nottinghamshire Core and Outer HMA Logistics Study, Icení, August 2022)**



- 3.12 A “Call for Sites” was undertaken in Autumn 2022 which sought sites over 25ha in size and within the Areas of Opportunity.
- 3.13 The submitted sites, together with sites which have been promoted as part of previous consultations and sites which are existing draft allocations, formed a ‘pool’ of sites. The first stage of the assessment considered whether the sites were of a sufficient size, were in proximity to the Areas of Opportunity and had good connections to the highway network. Sites which met these criteria were then subject to more detailed assessments following a set of criteria.
- 3.14 The assessments are contained with the Background Paper.
- 3.15 In order to determine whether the potential sites could deliver sustainable development and critically optimize opportunities to reduce their local and wider environmental impacts, the Councils took into account:
- whether the site could enable the transfer of freight onto the rail network, or, if direct access to the rail network is not available, whether it is in close proximity to an existing rail freight interchange;
  - whether the site is located close to centres of population and employees and/or is accessible by public transport and active travel infrastructure;
  - whether, within these centres of population, there are areas of high unemployment and deprivation;
  - whether there are good connections with the strategic highway network – close to a junction with the motorway network or long-distance dual carriageway. Motorway/dual carriageway junctions and the approach routes should have sufficient network capacity;

- if the site is within the Green Belt, whether this would undermine a key purpose of Green Belt policy;
- whether the site is being promoted for development;
- whether there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
- whether a significant portion of the site is at risk of flooding; and
- whether development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape).

3.16 Following this assessment, preferred sites have been identified.

# Chapter Four: Preferred Sites for Distribution and Logistics

- 4.1 It is proposed that the following sites are allocated for Strategic Distribution and Logistics:

Site Reference	Site Name	Site Area	Estimated Floorspace
BBC-L01	Former Bennerley Coal Disposal Point, Broxtowe	68 ha	74,000 sq. metres
RBC-L01	Ratcliffe on Soar Power Station (part), Rushcliffe	36.4 ha (wider site area is 265 ha)	Up to 180,000 sq. metres

- 4.2 Details of the sites and site plans are contained within Appendix A.

## The Former Bennerley Coal Disposal Point

- 4.3 The site covers approximately 68 ha and the landowner has indicated approximately 74,000 sq metres of floorspace could be delivered. The site contains areas of previously developed land due to the former use as a coal disposal point. Highways access to the M1 (Junction 26) is via the A610.
- 4.4 It is located adjacent to a railway line with access potentially achievable via a disused spur and railway bridge that crosses the River Erewash. The potential to deliver a rail access is a substantial benefit as it will enable low carbon transportation of rail freight. It would also provide rail access for distribution and logistics within the wider area, including existing strategic distribution sites to the north at junctions 27 and 28.
- 4.5 The site is located close to centres of populations at Eastwood, Awsworth and Ilkeston/Cotmanhay. It is also near to Kimberley/Nuthall and Nottingham. The site is close to areas of high deprivation within Eastwood, Ilkeston/Cotmanhay and also near to areas of deprivation in Nottingham. The development of this site for distribution and logistics would bring economic benefits to these areas. Active travel links in the area, including Bennerley Viaduct, could also be utilised and enhanced.
- 4.6 There are a number of site constraints. The site is located within the Green Belt between Awsworth/Eastwood and Cotmanhay/Ilkeston. It is also located adjacent to Bennerley Viaduct, which is Grade II\* listed. The site also crosses the Erewash Valley, which is identified as a primary and secondary green infrastructure corridor. There are three Local Wildlife Sites within the site and one Local Wildlife Site within 250 metres. Development would have to be carefully designed to address these constraints.
- 4.7 Notwithstanding these constraints, the site will make a significant contribution to meeting identified distribution and logistics needs; is located adjacent to the railway line and opportunities to deliver a lower carbon distribution and logistics development; contains substantial areas of brownfield land; has no substantial highways access constraints; and is in proximity to existing populations (including areas of deprivation). These benefits outweigh the harm to the Green Belt and potential harm to heritage

and nature conservation assets (which must be avoided and/or mitigated). Exceptional circumstances, required to remove this site from the Green Belt therefore exist and the site is identified as a preferred location for strategic distribution and logistics development.

## **Ratcliffe on Soar Power Station**

- 4.8 The site is a designated Freeport within which up to 180,000 sq. metres of logistics development is identified within the Ratcliffe on Soar Power Station [Local Development Order](#).
- 4.9 As an operational power station, there are existing utilities infrastructure on site. Its location adjacent to the Midland Mainline railway, the existing rail spur into the site and proximity to the East Midlands Gateway rail freight interchange are significant factors that favour this site as a location for strategic distribution and logistics. This would be delivered alongside other employment uses focused on researching and manufacturing low carbon and renewable energy technologies.
- 4.10 Redevelopment offers opportunities to improve the local environment and wider area.
- 4.11 Whilst the allocation of land south of the A453 is likely to have significant effects on the openness of the Green Belt in this area, redevelopment of the power station offers an opportunity to positively enhance the landscape and openness of the Green Belt and contribute to Green Belt purposes.
- 4.12 The site is considered suitable for strategic distribution and is a preferred location when compared against alternative sites. Although within the Green Belt, the site: would make a significant contribution to meeting identified need for distribution and logistics; contains extensive areas of brownfield land (north of the A453); would as a whole improve landscape and visual amenity across a wide area; has existing rail access and is in proximity to an existing rail freight interchange; has existing access onto the A453 (via two junctions) and is in close proximity to the M1. Critically the land is a designated Freeport and is covered by an adopted Local Development Order that identifies approximately 36 ha of land could accommodate storage and distribution. Combined these benefits outweigh the harm to the Green Belt and other potential environmental impacts, and exceptional circumstances exist to remove the land from the Green Belt.

## **Meeting the Overall Need**

- 4.13 The Logistics Study recommends providing for approximately 425 ha of strategic warehousing and logistics facilities within the Greater Nottingham Core and Outer study area which, in addition to Greater Nottingham Strategic Plan area, includes Ashfield, Erewash, Mansfield, Newark and Sherwood. This wider area comprises the northern point of the 'Golden Triangle', a location within the centre of the United Kingdom (including the M1, M6 and M42) where the logistics sector can reach large parts of the country within 4 hours drive. The extent of this favoured area emphasises the flexibility of strategic distribution and contributions (although not quantified) that development beyond the study area (most notably along the M1 and A1) will make.
- 4.14 There is a considerable amount of "committed" and potential "pipeline" supply already identified by the Councils across the Nottingham Core and Outer HMAs. A significant quantity of which will be delivered within the Greater Nottingham Strategic Plan area. Taking into account this supply, a residual need of between 131 and 147 ha has been identified.
- 4.15 The estimate of need is considered to be guidance and not a target as all the

Councils must balance meeting demand for strategic distribution and logistics against planning policy and environmental constraints, principally the importance of protecting Green Belt.

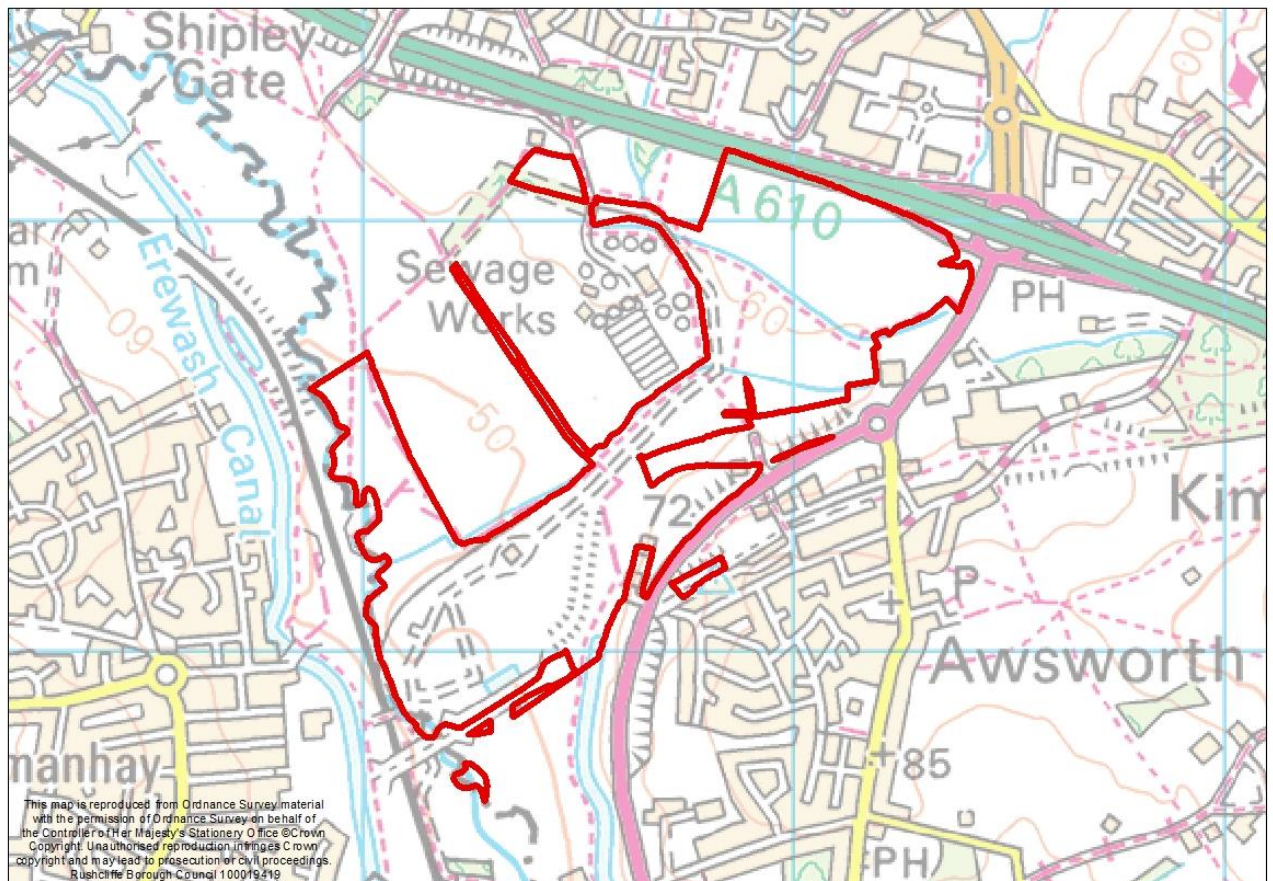
- 4.16 The Councils have taken into account the various operational criteria and planning policy constraints and have identified two preferred sites which broadly meet the relevant criteria. This provision, combined with the identified “commitments” and potential “pipeline” supply across the entire study area (including within neighbouring authorities) would provide for significant growth in the delivery of strategic distribution and logistics facilities in the Study Area and an increased market share of the wider strategic distribution market.



# Appendix A: Preferred Sites

## Broxtowe

### BBC-L01: Former Bennerley Coal Disposal Point

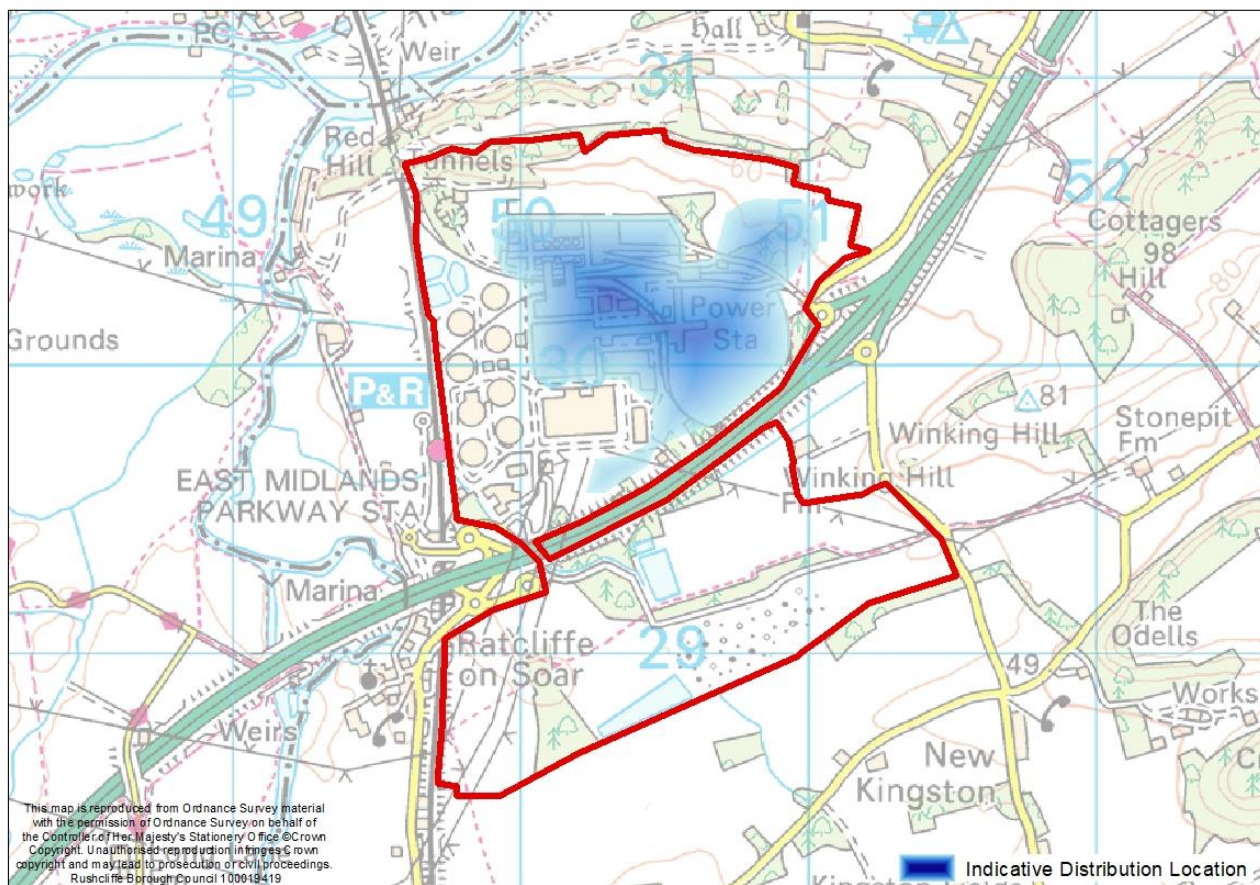


Factor	Site Information
Site Size	68ha
Estimated employment floorspace	74,000 sq metres
Existing use	Part agricultural. Part previously developed land. Previously used for reception, storage and dispatch of coal.
Is it within an Area of Opportunity?	Yes, the site is located within an Area of Opportunity at Junction 26 of the M1.

Factor	Site Information
Strategic Highway Connections	<p>Close to the A610 and to junction 26 of the M1.</p> <p>National Highways advises that the development would be likely to be acceptable, subject to Transport Assessment and any identified mitigation.</p> <p>Nottinghamshire County Council advises that the preferred access point would be the existing access on the A610 and the roundabout junction on Shilo Way. HGV traffic would be expected to utilise the M1/A610/A6096.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary. Cycling infrastructure should be delivered to "LTN 1/20 standard".</p>
Rail network accessibility	Potential for rail network accessibility.
Accessibility to labour	Close to Eastwood, Awsworth and Ilkeston/Cotmanhay, also near to Kimberley/Nuthall and Nottingham.
Constraints	<p>No abnormal utilities requirements identified.</p> <p>90% of the site is in a Coal Authority 'Development High Risk Area'.</p> <p>Site is within the Green Belt.</p> <p>Part of site is Agricultural Land Classification Grade 4 (poor quality).</p> <p>The site is not part of an Air Quality Management Area.</p> <p>River Flooding:</p> <p>Approximately 29% of the site is in Flood Zone 3.</p> <p>Approximately 39% of the site is in Flood Zone 2.</p> <p>Surface Water Flooding:</p> <p>Approximately 13% of the site is at 1 in 30 year risk of surface water flooding.</p> <p>There are 3 Local Wildlife Sites within the site and 1 Local Wildlife Site within 250m of the site.</p> <p>There is a Grade II* Listed Building, Bennerley Viaduct, within the site.</p>

# Rushcliffe

## RBC-L01 Ratcliffe on Soar Power Station (part)



Factor	Site Information
Site Size	265 ha, of which approximately 36.4 ha of the site is approved for logistics
Estimated employment floorspace	Up to 180,000 sqm (gross floor space) (as set out within the Local Development Order)
Existing use	Coal-fired power station
Is it within an Area of Opportunity?	Yes, the site is within an Area of Opportunity adjacent to A453.
Strategic Highway Connections	<p>Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development Improvements are likely to be required to junctions on the strategic and non-strategic road network.</p> <p>National Highways advise that the Transport Assessment identified a 'severe' impact on the SRN at several junctions</p>

Factor	Site Information
	<p>including M1 J24. Mitigation required at several SRN junctions. Negotiations are currently underway and it has been agreed that mitigation can be agreed and delivered as the site is redeveloped.</p> <p>Nottinghamshire County Council highlight the potential for increased traffic on county roads if there is not sufficient capacity on the A453 (the primary route of access), noting that mitigating impacts on Junction 24 will not be delivered until phase 3.</p>
Rail network accessibility	The site has its own rail freight access to the national network. It is also only 4 miles from the existing rail freight interchange at the East Midlands Logistics Park.
Accessibility to labour	The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services. The site is within 30 minutes' travel time via train to Derby and within 30 minutes' travel time to Nottingham by bus. Both cities offer a range of community facilities, schools, retail centres and employment areas.
Constraints	<p>No abnormal utilities requirements identified.</p> <p>Site is within the Green Belt.</p> <p>As an operation power station, areas of the site will be contaminated. The draft LDO is supported by an EIA that confirms there are areas contaminated by harmful material, including hydrocarbons and asbestos. Further risk assessments are required to confirm risks and inform mitigation.</p> <p>The site is not within or in proximity to an Air Quality Management Area.</p> <p>The site is at very low risk of flooding (less than 0.1% each year) from rivers. The power station site also has areas at low, medium and high risk of surface water flooding.</p> <p>The site is adjacent to Thrumpton Park Local Wildlife Site and part of the southern part of the site adjoins the Kingston on Soar Copse Local Wildlife Site</p> <p>A part of the Roman site scheduled monument at Redhill lies within the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station.</p>

Factor	Site Information
	The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.

# Appendix B: Glossary

**Core Strategies:** the key Development Plan Documents, setting out the long term spatial vision for the areas, the spatial objectives and strategic policies to deliver that vision.

**Environmental constraints:** constraints on development of an environmental nature such as flood risk, high-grade agricultural land, nationally and locally designated wildlife sites, ancient woodlands and public parks.

**Evidence Base:** the information and data that have informed the preparation of policies.

**Freeports:** freeports are special areas where different economic regulations apply. Freeports in England are centred around one or more air, rail, or seaport, but can extend up to 45km beyond the port(s). The East Midlands Freeport features three main sites: the East Midlands Airport and Gateway Industrial Cluster (EMAGIC) in North West Leicestershire, the Ratcliffe-on-Soar Power Station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire.

**Greater Nottingham:** made up off the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council.

**Greater Nottingham 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 Greater Nottingham Strategic Plan. The Board is advisory, and refers decisions to the executive bodies of the constituent Councils.

**Greater Nottingham Strategic Plan:** the Part 1 Plan being prepared by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils setting the strategic policies for the plan area.

**Green Belt:** a strategic planning tool, designating an area of land around a City having five distinct purposes:

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

**Housing Market Area:** a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between where people live and work.

**Infrastructure:** facilities and services to meet the needs of the existing community and to meet the needs of new development. Includes transport infrastructure, public transport, education, health, affordable housing, open space, community facilities etc.

**Joint Planning Advisory Board:** see Greater Nottingham Joint Planning Advisory Board above.

**Local Plans:** plans for the future development of the local area, drawn up by the local planning authority in consultation with the community. The current Aligned Core Strategies forms Part 1 of the Local Plan. Part 2 Local Plans include site allocations and development management policies.

**National Planning Policy Framework (NPPF):** document setting out the Government's planning policies for England and how these are expected to be applied.

**National Planning Practice Guidance (PPG):** provides detailed guidance regarding how to apply the Government's planning policies.

**Nottingham Core Housing Market Area:** the functional Housing Market Area around Greater Nottingham, see definition of Housing Market Area above.

**Nottingham Express Transit (NET):** the light rail (tram) system for Greater Nottingham.

**Nottingham Outer Housing Market Area:** the functional Housing Market Area outside of Greater Nottingham which includes Ashfield District Council, Mansfield District Council and Newark and Sherwood District Council.

**Part 1 and Part 2 Local Plans:** in Greater Nottingham the Part 1 Local Plan comprises the Aligned Core Strategy and the Part 2 Local Plan comprises site allocations and development management policies such as the Gedling Borough Local Planning Document.

**Plan Area:** the area covered by the Greater Nottingham Strategic Plan comprising the administrative areas of Broxtowe, Gedling, Nottingham City and Rushcliffe Councils.

**Planning Strategy/Spatial Strategy:** the overall policy for achieving the pattern and distribution of development and place making.

**Planning System:** a plan led system with the key document being the Local Plan drawn up by local planning authorities where planning decisions should generally accord with the policies in the Local Plan. The Local Plan should be consistent with national planning policy drawn up by Government. The plan led system is complemented by a system of development management with decision making on planning applications largely carried out by local planning authorities but for some decisions on large infrastructure projects the responsibility lies with Government ministers. There is also a right of appeal against a refusal of planning permission to the Secretary of State for Levelling Up, Housing and Communities.

**Publication Draft of the Strategic Plan:** a full draft version of the Strategic Plan published under Regulation 19 of the Town and Planning Act (Local Planning) (England) Regulations 2012).

**Regulation 18 of the Town and Planning Act (Local Planning) (England) Regulations 2012):** requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain.

**Regulation 19 of the Town and Planning Act (Local Planning) (England) Regulations 2012):** provides interested stakeholders with the opportunity to comment on the policy content of the draft Plan which is intended to be submitted for examination.

**Strategic Plan:** sets out the long term spatial vision for the areas, the spatial objectives and strategic policies to deliver that vision. The Strategic Plan looks at how Greater Nottingham's longer-term development needs can be met up to 2038.

**Sustainability Appraisal:** examines the social, environmental and economic effects of strategies and policies in a local plan.

**Sustainable development:** the NPPF defines this as follows: "at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs". Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a responsive and competitive economy, by

ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



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Appendix 2

# Sustainability Appraisal Report

## Preferred Approach: Strategic Distribution and Logistics Sites

September 2023

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# 1. Introduction

1. This Sustainability Appraisal (SA) of potential strategic distribution and logistics sites should be read alongside the SA Report that appraised strategic housing and mixed use sites within the Greater Nottingham Strategic Plan Preferred Approach (January 2023). This SA comprises part of the Greater Nottingham Strategic Plan's SA, following the methodology set out in Preferred Approach SA. The appraisal methodology of strategic sites (Framework 2) and the SA was consulted upon in January and February 2023, this followed previous consultation on the SA Scoping Report.
2. Following consultation on the Preferred Approach, it was determined that the plan making authorities should examine whether sites suitable for strategic scale logistics development existed within the plan area. This SA assesses potential sites and determines how these sites perform against the SA's sustainability objectives. The SA does not, by itself, determine whether a site should be allocated, rather it informs site selection, alongside other planning and land use considerations, for example Green Belt policy and local and/or national environmental, social or economic objectives.
3. In addition to the SA, which assessed housing and mixed use sites, this SA should be read alongside the Strategic Distribution and Logistics Background Paper, which identifies sites that may be suitable and are preferred as possible allocations, and the Nottingham Core & Outer Housing Market Area Logistics Study (August 2022), which established the need for logistics within the plan area and neighbouring planning authorities of Ashfield, Erewash, Newark and Sherwood and Mansfield.
4. The Background Paper assessed a 'pool' of potential sites within the authorities' areas that comprise the Greater Nottingham Planning Partnership (Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe) and identified those which should be considered as reasonable alternatives, based on criteria which were established within the Logistics Study.
5. The reasonable alternative sites within the Greater Nottingham Strategic Plan Area (excluding those within Ashfield and Erewash) identified through the Background Paper have been appraised within the SA.

## 2. Identification of Reasonable Alternatives

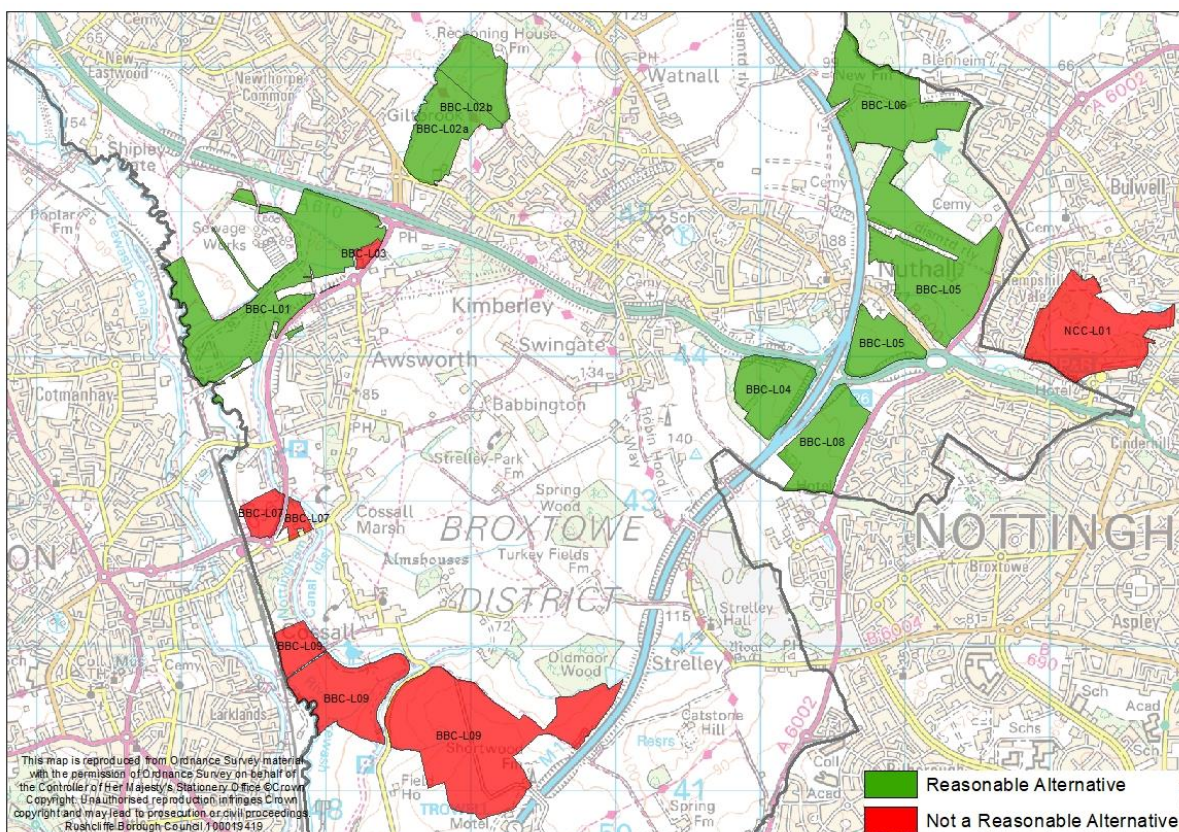
6. The assessment of strategic distribution sites has been undertaken separately from general employment sites due to their scale, locational and infrastructure requirements and environmental impacts. Reasonable alternatives were identified from a pool of sites that were either: submitted to the Councils during a call for sites exercise; promoted by landowners for employment and may be suitable for strategic B8 use; or within Strategic Employment Land Assessments. Some sites were previously appraised for mixed use and employment uses within the previous Sustainability Appraisal (December 2022) that supported the Greater Nottingham Strategic Plan Preferred Approach (January 2023).
7. The identification of sites as reasonable alternatives was undertaken within the Strategic Distribution Background Paper. This considered each site's:
  - scale (sites should be around 25 hectares or more);
  - access to the strategic highway network; and
  - location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study).
8. This determined whether they were either reasonable alternatives (green) or not reasonable alternatives (red). Only sites that meet all three criteria are determined to be reasonable alternatives.
9. Those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this appraisal.
10. The following 'pool' of sites were appraised to determine whether they are reasonable alternatives:

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>
Broxtowe	BBC-L01	Former Bennerley Coal Disposal Point
Broxtowe	BBC-L02a	Gilt Hill (smaller site)
Broxtowe	BBC-L02b	Gilt Hill (larger site)
Broxtowe	BBC-L03	Gin Close Way
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall
Broxtowe	BBC-L06	Land at New Farm Nuthall
Broxtowe	BBC-L07	Land at Shilo Way
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall
Broxtowe	BBC-L09	Land at Waterloo Lane, Trowell
Gedling	GBC-L01	West of Kighill Farm, Ravenshead, Nottinghamshire
Gedling	GBC-L02	Land at Stockings Farm, Redhill, Arnold, Nottinghamshire

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>
Nottingham City Council	NCC-L01	Stanton Tip / Stanton Park
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station
Rushcliffe	RBC-L02	Rushcliffe 'Gateway'
Rushcliffe	RBC-L03	South of Owthorpe Lane, Cotgrave
Rushcliffe	RBC-L04	Land North of Owthorpe Lane, Cotgrave
Rushcliffe	RBC-L05	Stragglethorpe Junction,
Rushcliffe	RBC-L06	Margidunum
Rushcliffe	RBC-L07	Jerico Farm
Rushcliffe	RBC-L08	Butt Lane (Fosse Way) East Bridgford
Rushcliffe	RBC-L09	Land South of A52, Whatton
Rushcliffe	RBC-L10	Melton Road, Edwalton

## Broxtowe

11. Within Broxtowe, ten potential strategic distribution sites were identified. Seven of the sites are considered to be reasonable alternatives and have been subject to an assessment as part of the SA.
12. All except BBC-L04, BBC-L07 and BBC-L09 have also been previously assessed as either housing and mixed use sites or employment sites within the Preferred Approach SA (December 2022).



Map 1: Sites appraised within Broxtowe

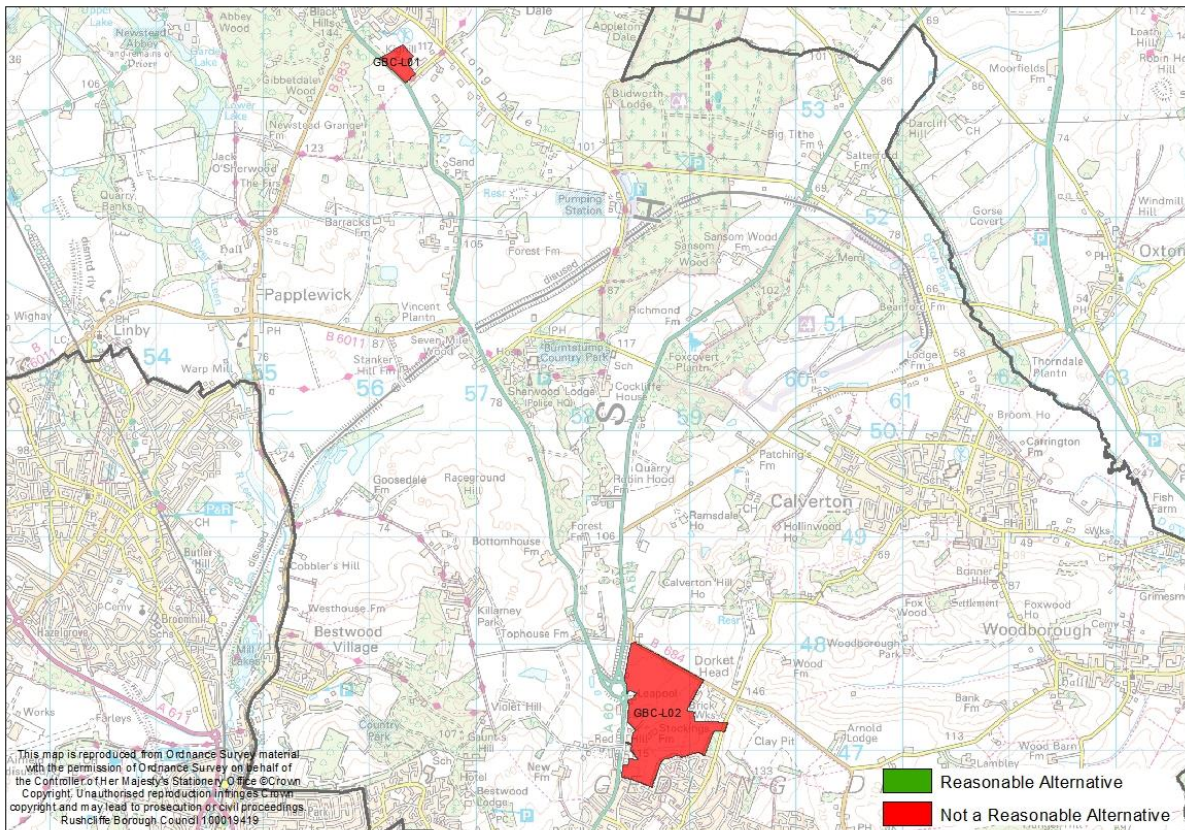
Site Reference	Site Name	Site Size	Is this a realistic option?
BBC-L01	Former Bennerley Coal Disposal Point	68ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02a	Gilt Hill (smaller site)	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02b	Gilt Hill (larger site)	42ha (site promoters state 50)	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)



Site Reference	Site Name	Site Size	Is this a realistic option?
		ha, including the smaller site BBC-L02a)	
BBC-L03	Gin Close Way	1.97ha	The site is too small for strategic distribution.
BBC-L04	Land at Kimberley Eastwood Bye Pass	22ha	The site is only 3ha below the 25ha recommended site size and has the potential to accommodate a development for strategic distribution. It is in an Area of Opportunity and has site connectivity to the highway network and junction with the M1.
BBC-L05	Land at Low Wood Road, Nuthall	57ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L06	Land at New Farm Nuthall	41ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L07	Land at Shilo Way	10.07ha (site promoters state 11 ha)	The site is too small for strategic distribution.
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L09	Land at Waterloo Lane, Trowell	118.06ha (site promoters state 120 ha)	There is insufficient information provided to assess as a reasonable alternative, including no details of site access.

## Gedling

13. Within Gedling, two potential strategic distribution sites were identified. Neither of these sites are considered to be reasonable alternatives.
14. Both sites have been previously assessed as potential housing and mixed use sites within the Preferred Approach SA (December 2022) (G01.6A and G07.1PA).



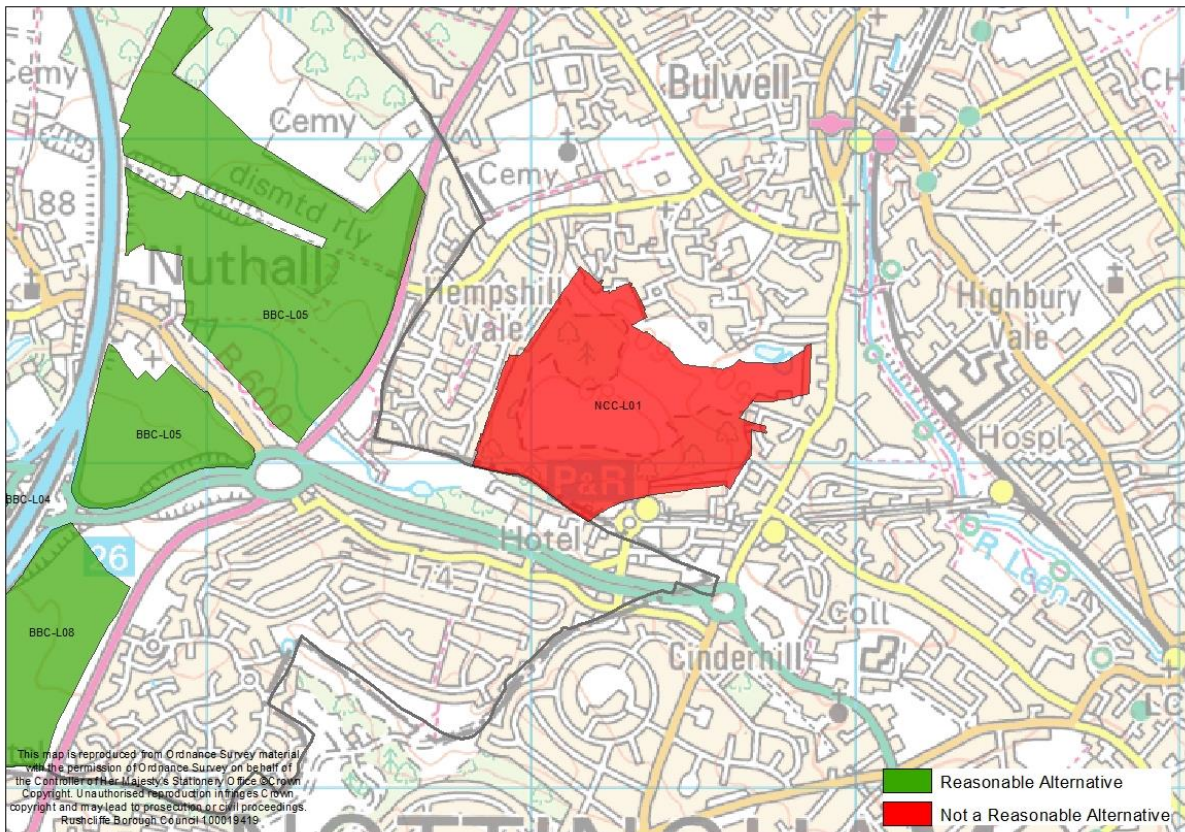
Map 2: Sites appraised within Gedling

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
GBC-L01	West of Kighill Farm	5.45 ha	The site is not being identified as a reasonable alternative for further consideration because it is too small and does not meet the criteria for road access.
GBC-L02	Land at Stockings Farm, Redhill	10 ha	The site is not being considered as a reasonable alternative for allocation for strategic distribution on the basis that the site is insufficiently large enough and not within a preferred area of search for distribution facilities. The location does

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
			not meet the criteria for having good road access with congestion on the A60 and its associated AQMA being a particular issue. Given the nature of distribution facilities the visual impact on landscape and landscape character is likely to be unacceptable.

## Nottingham City

15. Within Nottingham City only one potential strategic distribution site was identified but it is not considered to be a reasonable alternative. This site, at Stanton Tip (NC1.1PA) has been previously been assessed as a mixed use allocation within the Preferred Approach SA (December 2022).

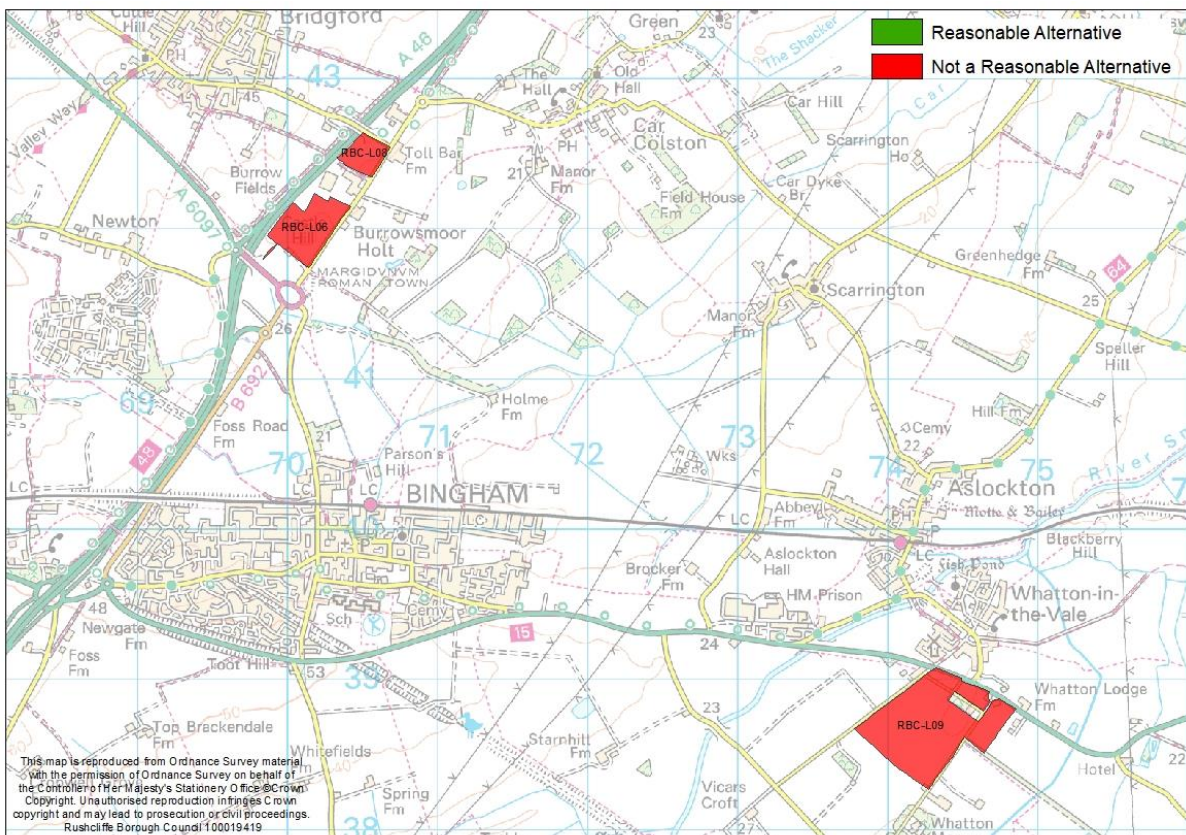


Map 3: Sites appraised within Nottingham City

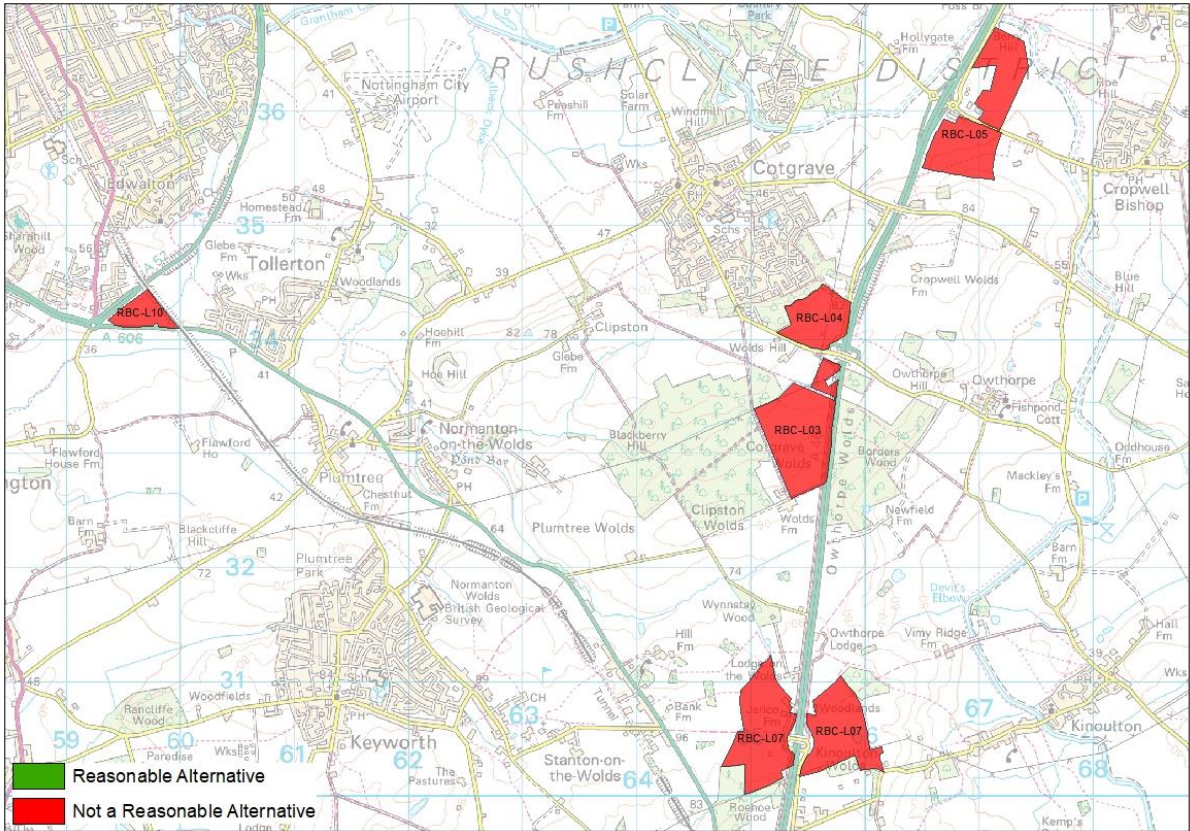
Site ref	Site name	Site size (land remaining)	Is this a realistic option?
NC1.2PA	Stanton Tip	25 ha	No, the site is not being identified as a reasonable alternative for further consideration. Whilst the site is approximately 42 hectares, the developable area is 25 hectares and is allocated for mixed use. The full 25 hectares is therefore not available and consequently the land available is likely to be considerably below the threshold for strategic distribution.

## Rushcliffe

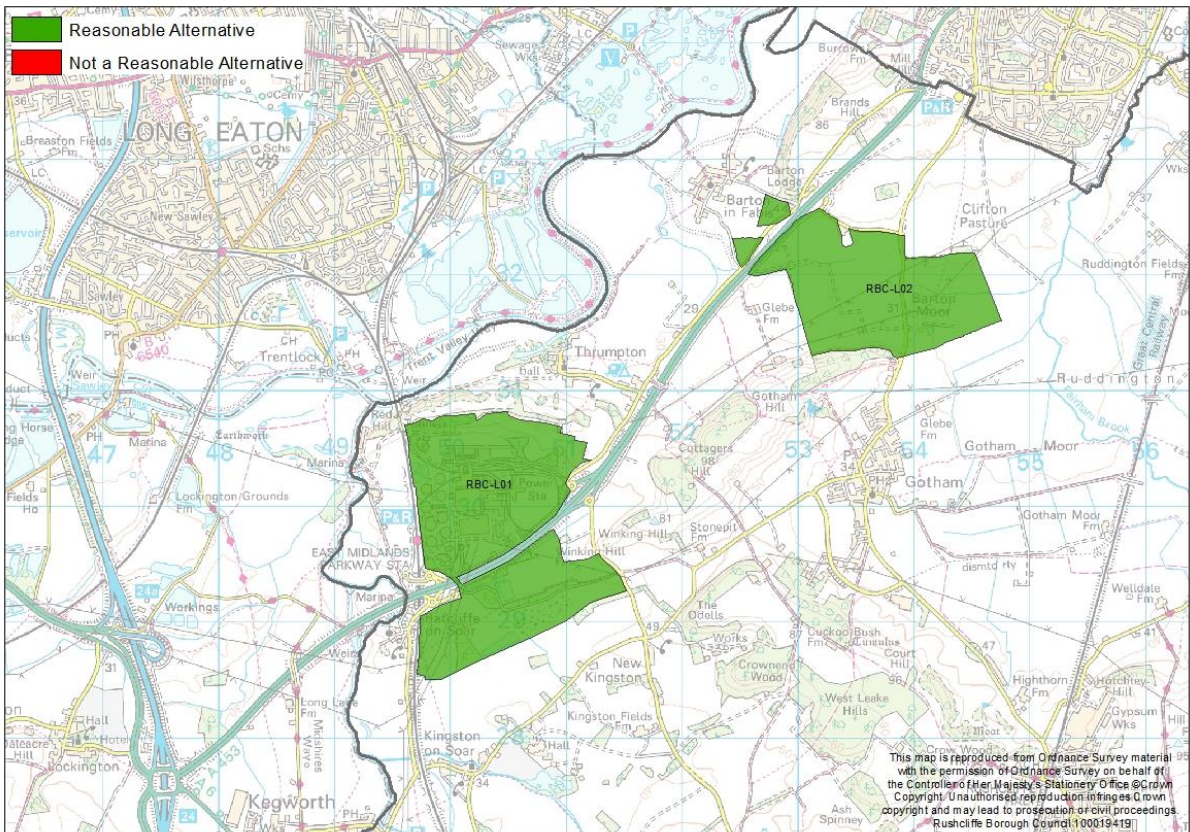
16. Within Rushcliffe, ten potential strategic distribution sites have been identified. Three of the sites are considered to be reasonable alternatives and have been appraised.
17. All except RBC-L07, RBC-L08 and RBC-L010 have also been previously assessed as employment sites within the Preferred Approach SA (December 2022).
18. RBC-L07 has been assessed as a mixed use site (of which it comprises the southern sections, either side of the A46).



Map 4: Sites appraised within Rushcliffe (A46/A52)



Map 5: Sites appraised within Rushcliffe (A46/A606)



Map 6: Sites appraised within Rushcliffe (A453)

Site ref	Site name	Site size (ha)	Is this a realistic option?
RBC-L01	Ratcliffe on Soar Power Station	265 (gross)	Yes. The site is strategic in size and is well located adjacent to the strategic road network and with good access to it. Part of the site is promoted by the landowner as a location for strategic distribution and 180,000 sqm of logistics development is identified within the draft Local Development Order.
RBC-L02	Nottingham 'Gateway'	168	Yes. The site is strategic in size and is well located adjacent to the strategic road network.
RBC-L03	South of Owthorpe Lane	50	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icení Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L04	North of Owthorpe Lane	23	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icení Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L05	Stragglethorpe Junction	51	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icení Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L06	Margidunum Business Park	14	No. It is not within an Area of Opportunity as identified in the Icení Study. The site's location to the strategic road network is not considered optimal for strategic distribution. It is not close or adjacent to population centres within the main urban area of Nottingham. The site is likely to include archaeological remains of the Roman town of Margidunum.
RBC-L07	Jerico Farm	75	No. It is not within an Area of Opportunity as identified in the Icení Study. The site's location to the strategic road network is not considered optimal for strategic

Site ref	Site name	Site size (ha)	Is this a realistic option?
			distribution. It is not close or adjacent to population centres within the main urban area of Nottingham.
RBC-L08	Butt Lane (Fosse Way), East Bridgford	5.5	No. The site is not strategic in size. The site is not located within an Area of Opportunity within the Icen Strategic Distribution Study.
RBC-L09	Land south of A52	40	No. It is not within an Area of Opportunity as identified in the Icen Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L10	Melton Road, Edwalton	11	No. The site is not strategic in size. The site's location to the strategic road network is not considered optimal for strategic distribution.

## Summary

19. Due to the absence of sites with a developable area greater than 25 hectares, no reasonable alternative strategic distribution sites have been identified in Gedling or Nottingham City. The sites in Gedling are also constrained by their locations outside areas of opportunity (adjacent to junctions on the M1, A453, and A1/A46), and lack of access to dualled strategic highway network.
20. Within Broxtowe, there are a number of sites adjacent to Junction 26 of the M1, in close proximity, or could access this junction via the strategic highway network. With the exception of two sites that are too small, these are considered reasonable alternatives. One site below the recommended minimum site size (BBC-L04) has been identified as a reasonable alternative as it is only 3ha below this threshold. This site is directly adjacent to Junction 26 of the M1. The large site at Waterloo Lane is not considered a reasonable alternative due to uncertainties that it can access a dualled highway network (and the M1) or gain access directly to M1 via the Trowell Services junction.
21. In Rushcliffe, although the pool of sites appraised is more geographically spread, they are located along the strategic road network (the A453, A46 and A52). Both sites along the A453 are of a sufficient size and are located within an Area of Opportunity with either having existing access onto the A453 and M1 (at junction 24) (Ratcliffe on Soar Power Station) or the possibility of accessing this dualled strategic highway (Nottingham Gateway). The remaining sites, along the A46 and A52 are beyond the areas of opportunity along the M1, A453, or the A46/A1 at Newark. In addition, some are too small and those on the A52 would rely on single carriageway roads to access the A46, M1 or A1.



22. Across the Greater Nottingham Strategic Plan area, the following sites are considered reasonable alternative strategic logistics sites. These have been assessed against the SA objectives.

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>
Broxtowe	BBC-L01	Former Bennerley Coal Disposal Point
Broxtowe	BBC-L02a	Gilt Hill (smaller site)
Broxtowe	BBC-L02b	Gilt Hill (larger site)
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall
Broxtowe	BBC-L06	Land at New Farm Nuthall
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station
Rushcliffe	RBC-L02	Nottingham 'Gateway'

### 3. Appraisal of the Reasonable Alternatives

23. The SA Framework against which the reasonable alternative sites are assessed can be found in Appendix A. It asks specific questions that establish whether the site's development for logistics would assist or not the achievement of each of the 16 SA objectives and scoring criteria that determine whether the site would have a: major positive; minor positive; uncertain or no impact; minor negative; or major negative effect.
24. The conclusions of their effects are explained within a commentary and where appropriate mitigation measures are proposed that would help address any negative effects that are identified. These measures may be included within policies in the Greater Nottingham Strategic Plan.

#### Summary

25. Below is a summary of each site's effects or contribution to the achievement of the SA objectives. The full appraisal of the seven reasonable alternative sites in Broxtowe is included in Appendix B. The full appraisal of the two reasonable alternative sites in Rushcliffe is included in Appendix C.
26. All the reasonable alternative sites scored neutral against the housing objective as none are providing new homes.
27. Similarly, all the sites scored either positive or major positive against the employment and economic objectives. This is unsurprising given the strategic level of employment development proposed. The two smaller sites at Gilt Hill and Kimberley Eastwood Bye Pass however, being smaller sites, do not score so favorably against these objectives.
28. Appraised against the shopping centres objectives, none are located within a town or local centre or have an opportunity to directly improve the vitality or viability of existing centres. They are, with the exception of Land at Kimberley Eastwood Bye Pass, within 20 minutes of travel time from a centre by public transport, walking or cycling and consequently would have a minor positive effect. The "Land at Kimberley Eastwood Bypass site is not served by existing public transport or footpaths.
29. In terms of access to healthcare and promoting healthy lifestyles, again with the exception of the Land at Kimberley Eastwood Bye Pass site, all are within 30 minutes' travel time of health facilities. The Gilt Brook sites and Land to the south-east of Junction 26 are however within 400m of a surgery and score major positive as a result.
30. Against the social inclusion objective, the sites in Broxtowe (again with the exception of the Land at Kimberley Eastwood Bye Pass site) are in or adjoin areas of deprivation and have scored higher (minor negative) than those in Rushcliffe (neutral). However, the Nottingham Gateway site is only separated from Clifton, which contains areas of high deprivation by the Clifton South (Fairham Pastures) mixed use allocation which is currently under construction.

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
BBC-L01	Former Bennerley Coal Disposal Point	0	++	++	+	+	?	++	++	+	?	?	-	-	-	-	-
BBC-L02a	Gilt Hill (smaller site)	0	+	++	+	++	?	++	++	-	?	-	-	-	-	0	-
BBC-L02b	Gilt Hill (larger site)	0	++	++	+	++	?	++	++	-	?	-	-	-	-	0	-
BBC-L04	Land at Kimberley Eastwood Bye Pass	0	+	+	0	0	?	0	-	-	?	?	++	-	-	?	-
BBC-L05	Land at Low Wood Road, Nuthall	0	++	++	+	+	?	++	++	-	?	-	0	-	-	?	-
BBC-L06	Land at New Farm Nuthall	0	++	++	+	+	?	++	++	-	?	-	++	-	-	?	-
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	0	++	++	+	++	?	++	++	-	?	?	++	-	-	?	-
RBC-L01	Ratcliffe-on-Soar Power Station	0	++	++	+	+	?	0	+	+	++	?	-	-	?	-	-
RBC-L02	Nottingham 'Gateway'	0	++	++	+	+	?	0	++	-	?	?	-	-	-	-	-

31. As a result of their location adjacent to existing public transport routes that enable access to local centres and main built up areas, with the exception of two sites, all sites scored major positive against the transport objective. In addition to their accessibility for employees, two sites could also utilise existing adjacent rail infrastructure that would facilitate the transportation of freight by rail. This is a significant benefit that is not captured by their major positive appraisal. The transportation of freight by road would reduce the site's carbon emissions and impacts of HGV movements on the local area. These sites are Former Bennerley Coal Disposal Point, where a spur line once existed and rail bridge remains over the River Erewash and into the site. The second site, at the Ratcliffe on Soar Power Station, has an existing rail line which delivers coal. The adopted LDO allows for the retention of this line. The potential for rail access should be given considerable weight when selecting sites for allocation and, if allocated, it should be secured within site's policy requirements.
32. Given their scale and locations all sites result in the loss of greenfield land. However, two sites include significant areas of brownfield land. Consequently, these two sites, Former Bennerley Coal Disposal Point and Ratcliffe Power Station score minor positive.
33. Only one site scored positively against the energy and climate change objective, Ratcliffe on Soar Power Station. As set out in the LDO, this site will be developed for: renewable energy and storage; advanced manufacturing and industrial uses such as 'gigafactories' for electric vehicle or battery manufacture and decarbonisation technology to support transition to net zero; and research and development. However, not captured within the appraisal of the sites against this objective is the contribution rail access will also make to the transition to a low carbon economy. This is identified within the mitigation text.
34. Four sites scored negatively against the air quality objective, these are the Gilt Hill sites and the two sites north east of Junction 26 of the M1 at Low Wood Road and New Farm. These two sites are partly within Nottingham's [NO2 Agglomeration Zone](#).
35. Regarding flooding and the avoidance or reduction of flood risks, the majority of the sites scored negatively as a result of their size and the presence of surface water flooding or more significantly limited areas within flood zones 2, 3a or 3b. Four sites, all located within Broxtowe at Junction 26 of the M1, would have major positive or neutral effect against this objective as they are outside areas at risk of flooding. No sites were considered major adverse (i.e. where the majority of a site is within flood zone 2 or 3 and/or at high risk of surface water flooding).
36. All sites scored negatively when appraised against the natural environment reflecting their size and the likely adverse impacts on priority habitats, including hedgerows, trees and woodland. Those that scored major negative included designated sites, notably local wildlife sites and or the presence of Sites of Special Scientific Interest in close proximity. The Low Wood Road and New Farm sites (north east of Junction 26 of the M1 in Broxtowe) contain a number of local wildlife sites and are in close proximity of Sellers Wood SSSI and scored major negative as a result. The Former Bennerley Coal Disposal Point also

scored major negative due to its location within an important Blue and Green Infrastructure Network, the Erewash Valley, which it would bisect. The site itself contains open space and local wildlife site.

37. Similarly, apart from the Ratcliffe on Soar Power Station all sites also scored negatively against the landscape objective, given their size and likely impact of large distribution 'sheds'. The smaller and larger site at Gilt Hill, both however scored major negative as a result of their rising topography and rural tranquility. The removal of the power station, including cooling towers would have a positive impact on the landscape, however an overall positive score would depend on the replacement buildings and the landscape and visual impact of development south of the A453. Consequently, effects on this objective are uncertain.
38. The majority of sites would have a neutral or uncertain/unknown impact on the built and historic environment due to absence of heritage assets within the site or close proximity, or the possibility of archaeological remains. The Bennerley site however may have a major negative effect on the setting of the Bennerley Viaduct which is a Grade II\* listed building. These effects will depend on the proposed development, but could be reduced to minor negative through avoidance and mitigation measures, that may include locating larger structures where they would not adversely impact the setting of the viaduct. The Power Station and Nottingham Gateway Sites, due to their location within the Trent Valley do have a greater number of recorded archaeological assets within them or in close proximity, including Scheduled Ancient Monuments that date back to Roman Britain and records of Iron Age settlements. Consequently, both these sites scored minor negative.
39. Against the final objective, natural resources, as with the biodiversity objective, all the sites scored negatively, however those that contained higher grade agricultural land were deemed to have a major negative impact. These included the Kimberley Eastwood Bye Pass, Low Wood Road, New Farm, Land South-East of Junction 26, Ratcliffe on Soar Power Station and Nottingham Gateway.

## 4. Appraisal of the Preferred Sites

40. The Preferred Approach proposes that the following sites should be allocated for strategic distribution and logistics development:

- BBC-L01 Former Bennerley Coal Disposal Point
- RBC-L01 Ratcliffe on Soar Power Station

41. The selection of these sites has been informed by the SA assessments, in conjunction with wider assessments contained within the separate Background Paper.

### BBC-L01 Former Bennerley Coal Disposal Point

42. Similarly to all the alternative sites, this site scored positively against the majority of the SA's objectives, notably those regarding employment and the economy, social inclusion, health and transport.

43. Where this site performed better than the other sites (with the exception of the Power Station site) was against the brownfield land objective, and although it is not recognised in the site's performance against the climate change objective, the site's ability to access the rail network is a considerable benefit that would enable the delivery of low carbon freight transportation.

44. Although minor negative, the site would have less effects on landscape and would result in no loss of high grade agricultural land.

45. It must be recognised however, that the site's location adjacent to the Bennerley Viaduct within the River Erewash Valley could, if not mitigated, could result in major adverse effects upon the Grade II\* listed structure and a primary blue and green infrastructure network. If allocated, these issues should be adequately addressed within site specific policies in the Greater Nottingham Strategic Plan.

### RBC-L01 Ratcliffe on Soar Power Station

46. The Ratcliffe on Soar Power Station Site also scored well against the employment and the economy, social inclusion, health and transport objectives.

47. As with the Bennerley Site, the site includes areas of brownfield land and the regeneration of the power station offers opportunities to improve the landscape and visual amenity over a wide area. It also has an existing rail access and this should be retained. The site therefore offers an opportunity for local and wider environmental benefits, including addressing climate change.

48. The site's performance against the energy and climate change objective is strengthened by the adopted LDO that included onsite renewable energy, energy storage and low carbon and net zero technologies research and manufacturing.

49. The presence of known archaeological remains around Redhill and the likelihood that these may extend further across the site are a minor negative, as are areas that are at risk of surface water flooding and the existence of priority habitats. If allocated, these issues should be adequately addressed within site specific policies in the Greater Nottingham Strategic Plan.
  
50. The Preferred Approach consultation document includes site information but does not include proposed policies for the preferred strategic logistics sites. The proposed policies for strategic sites will be included in the Publication Draft of the Greater Nottingham Strategic Plan. The final Sustainability Appraisal report at the formal Publication Draft consultation stage will cover the appraisals on the proposed policies for all strategic sites, including housing and mixed use sites.

## Appendix A: SA Framework 2 – Site Appraisal Criteria

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

## Appendix B: Appraisal of Reasonable Alternative Sites in Broxtowe

### BBC-L01 – Former Bennerley Coal Disposal Point

Factors	Details
SHLAA reference	333, 432
Size	68ha
No of dwellings/ estimated employment floorspace	Up to approximately 74,000 square metres (Owners/promoters' estimate, i.e. "up to 800,000 sqft")
Existing Use	Agriculture and former disposal point

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B06.2PA).	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement. The site is not located within a deprived area (10% worst	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).	Ensure there are active travel links from adjacent settlements to the site.  Ensure development includes new employment opportunities for unemployed people.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing centres. This may include links to Eastwood and Kimberley.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
viability of existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>There is access to Kimberley town centre within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	+	<p>There is access to health facilities in Eastwood and Kimberley which are within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Hama Medical Centre is located in Kimberley. Medical facilities in Ilkeston include Old Station Surgery.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Enhance links to nearby town centres where health facilities are accessible.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>There are recreational spaces within close proximity to the site:</p> <p>Open Spaces:            Nottingham Canal (Awsorth) 0m from site            Shilo Recreation Ground 48m from site            A610 Sports Ground 66m from site            Smithurst Road Open Space Part 2 98m from site            Meadow Road Open Space 166m from site</p> <p>A large part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.</p>	
<p><b>6. Community Safety</b>            To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> <p>It is understood that there have been reports of anti-social behaviour at the current site.</p>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>Development on site would not lead to the loss of a community facility.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).</p>	<p>Ensure community facilities to support the development are provided.</p> <p>Ensure there are enhanced links to adjacent areas where there are higher levels of deprivation.</p>
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p>	++	<p>The site has the potential to make use of existing rail infrastructure to the west.</p> <p>The site is in close proximity to existing bus stops: Bus Stops: Gin Close Way 24m from site Gin Close Way 38m from site Barlborough Road 263m from site</p>	<p>Ensure connectivity to the site by non-car modes including connectivity to Bennerley Viaduct.</p> <p>Provide connectivity to existing rail infrastructure to reduce goods vehicle trips by road.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Brackenfield Drive 267m from site Amber Trading Estate 271m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Both Ilkeston and Kimberley include a variety of community facilities including schools, shops and businesses.</p> <p>The site is located adjacent to a key settlement.</p>	
<p><b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value</p>	Is the site a brownfield site?	+	Part of the site is previously developed (the former Coal Disposal Point) and is adjoining a key settlement.	Focus development on previously developed land (subject to other constraints).

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area Agglomeration Zone.  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Public transport improvements.  Measures to reduce reliance on motor vehicles, including utilising rail connection.  Provision of EV charging points.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?	-	River Flooding: Approximately 29% of the site is in Flood Zone 3. Approximately 39% of the site is in Flood Zone 2.  Surface Water Flooding: Approximately 13% of the site is at 1 in 30 year risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?	--	It is expected that the site would meet the biodiversity net gain requirements.  However, the site extends across the River Erewash Blue-Green Infrastructure network, a primary network in the Greater Nottingham BGI Strategy, where development on site would result in the loss of existing trees and hedgerows.  There is some unofficial informal open space use at the site which would be lost as a result of the development of the site.  Part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?		<p>Local Wildlife Sites (within site):            0.44% (0.31ha) of site in (5/3344 A wet grassland pasture of note by the River Erewash)            27.25% (19.19ha) of site in (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance)</p> <p>Local Wildlife Sites (around site):            (2/256 'A notable herb-rich community') within 50m of site            (1/1 'Species-rich disused canal of botanical and zoological importance') within 50m of site</p> <p>Local Nature Reserves (around site):            Nottingham Canal (Confirmed 1993) within 50m of site            Smithurst Meadows (Confirmed 2010) within 250m of site</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The 'Greater Nottingham Growth Options Study Additional Landscape Assessments' document (November 2022) includes the following comments:</p> <p>“Nottinghamshire landscape character policy zone: NC02 Babbington Rolling Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy) NC01 Erewash River Corridor (moderate condition, strong strength, conserve and enhance landscape strategy)”</p> <p>“Topography and landuse: The topography is at its highest in the north of the site towards the A610, this slopes away very gently towards Awsworth. In the south of the site, the topography is very flat which contrasts to the publicly accessible Bennerley Viaduct to the west of Awsworth. The site is a mix of pastoral fields</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>(located to the north) and a brownfield site (located to the south) previously used for mining and an ironworks.”</p> <p>“Suitability for development in landscape and visual terms: This site has medium potential for strategic growth. It sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.”</p>	
<b>15. Built and Historic Environment</b>	Will it result in development that is sympathetic to its	--	Listed Buildings (around site): Bennerley Viaduct (II*) within 50m of site.	Ensure that any development is sensitive to the listed Bennerley Viaduct.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development of the site might potentially harm the significance of the listed Bennerley Viaduct and its setting. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It may promote heritage based tourism and regeneration through increased usage of Bennerley Viaduct. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	Detailed heritage assessments could be undertaken at the planning application stage.
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils,</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul>	-	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 100% (70.91ha) of site in GRADE 4</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
safeguarding minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	

## BBC-L02a – Gilt Hill (smaller site)

Factors	Details
SHLAA reference	229
Size	25ha
No of dwellings/ estimated employment floorspace	Approximately 65,000 square metres
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B10.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	+	The site will provide jobs (<500) adjacent to a key settlement.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Giltbrook Retail Park 230m from site.  Frequent bus services along Nottingham Road (every 10	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.  There would be no loss of a town centre use or mixed use.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?  Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,	++	Giltbrook Surgery 350m from site  Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>The site is within 400m walking distance of recreational areas:</p> <p>Open Space:</p> <p>Digby Street Sports Ground 103m from site</p> <p>Millfield Road Open Space 121m from site</p> <p>Millfield Road Allotments 172m from site</p> <p>Watnall Wood 378m from site</p> <p>Holywell Primary School 492m from site</p> <p>Proposed Green Infrastructure Corridors: 229.38m of 2.3 Giltbrook bisects site</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<p><b>7. Social Inclusion</b> To promote and support the development and</p>	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.	Ensure community facilities to support the development are provided.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>A number of community facilities within 400m of the site.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is in close proximity to Bus Stops: Gilt Hill 10m from site Gilt Hill School 23m from site Gilt Hill 26m from site Gilt Hill School 34m from site Business Park 89m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's</p>	<p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site):            420.66m of GreasleyFP36 (FP) bisects site            629.07m of GreasleyFP35 (FP) bisects site</p>	
<p><b>9. Brownfield Land</b>            To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<p><b>10. Energy and Climate Change</b>            To minimise energy usage</p>	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		energy efficiency measures or nature-based solutions.	causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and	Is site within the Nottingham Urban Area agglomeration zone?	-	1.22% (0.31ha) of site in NO2 Agglomeration Zone	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minimise the risk posed by air, noise and other types of pollution.	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	Ensure development includes measures to reduce travel by car and provision for EV usage.
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Small parts of the site are within Flood Zones 3 and 2:</p> <ul style="list-style-type: none"> <li>2.7% (0.68ha) of site in Flood Zone 3</li> <li>3.16% (0.79ha) of site in Flood Zone 2</li> </ul> <p>Small parts of the site are at risk of surface water flooding.</p> <ul style="list-style-type: none"> <li>1.97% (0.49ha) of site in 1 in 30 year risk of surface water flooding</li> <li>5.77% (1.45ha) of site in 1 in 100 year risk of surface water flooding</li> <li>5.77% (1.45ha) of site in 1 in 1,000 year risk of surface water flooding</li> </ul> <p>Additional information is not known at this stage.</p>	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (around site) (2/274 'Marshy fields with a noteworthy flora') within 50m of site (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site (1/103 'An excellent base-rich plant community') within 250m of site</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological Sites or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>Greater Nottingham Growth Options Study: Ranking:</p> <p>Amber:</p> <p>The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland. The area of search is representative of the surrounding rural area. There is scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW including long distance footpaths indicate recreation value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are available. There is potential for coalescence with Greasley and</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Watnall to the east and south east. Additionally, there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west.</p> <p>Potentially suitable for development away from steep slopes.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS35 - West of Kimberley / North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p> <p>Landscape Value – Amber / Red  Visual Value – Amber / Amber  Landscape Susceptibility – Amber / Amber  Visual Susceptibility – Red / Red  Landscape Sensitivity – Amber / Red  Visual Sensitivity – Amber / Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.	
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?	0	There are no Listed Buildings or Conservation Areas within or close to the site.  The details of any proposed development would not be known until the planning application stage.  Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.  There are no known heritage assets on the site which would be likely to be potential candidates for reuse.	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?  Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?  Will the site reduce household and commercial waste per head?  Will it sterilise mineral reserves which can be viably extracted?	-	100% (25.17ha) of site in GRADE 4  Development on site would likely increase waste per head.  Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	

## BBC-L02b – Gilt Hill (larger site)

Factors	Details
SHLAA reference	229, 271
Size	42ha (The owners/promoters' figure is 50 ha, including the smaller site BBC-L02a.)
No of dwellings/ estimated employment floorspace	Approximately 102,000 square metres, including smaller site, BBC-L02a. (Owners/promoters' estimate, i.e. "Circa 700,000 to 1,100,000 sq. ft.")
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B10.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement.  The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Giltbrook Retail Park 230m from site  Frequent bus services along Nottingham Road (every 10	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.  There would be no loss of a town centre use or mixed use.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?  Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,	<b>++</b>	Giltbrook Surgery 350m from site.  Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>The site is within 400m walking distance of recreational areas.</p> <p>Open Space:            Digby Street Sports Ground 100m from site            Millfield Road Open Space 120m from site            Millfield Road Allotments 170m from site            Watnall Wood 380m from site            Holywell Primary School 490m from site</p> <p>Proposed Green Infrastructure Corridors:            229.38m of 2.3 Giltbrook bisects site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and	Is the site within 400 metres walking distance of community facilities e.g. post office, community	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?		A number of community facilities are within 400m of the site including: Digby Street Sports Ground 100m from site Millfield Road Open Space 120m from site Millfield Road Allotments 170m from site Watnall Wood 380m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?	++	Bus Stops: Gilt Hill 10m from site Gilthill School 23m from site Gilt Hill 26m from site Gilthill School 34m from site Business Park 89m from site  Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood,	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
for all and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		<p>Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site):  0.23m of GreasleyFP33 (FP) bisects site  385.48m of GreasleyFP28 (FP) bisects site  420.66m of GreasleyFP36 (FP) bisects site  912.52m of GreasleyFP35 (FP) bisects site</p>	
<b>9. Brownfield Land</b> To make efficient use of previously	Is the site a brownfield site?	--	The site is greenfield land.	

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



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone?  Will the site cause additional harm to an existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?	-	0.73% (0.31ha) of site in NO2 Agglomeration Zone  It is not within or adjacent to an existing Air Quality Management Area.  Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	-	Small parts of the site are within Flood Zones 3 and 2.  2.58% (1.08ha) of site in Flood Zone 3 2.94% (1.23ha) of site in Flood Zone 2  Small parts of the site are at risk of surface water flooding: 2.11% (0.89ha) of site in 1 in 30 year risk of surface water flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>5.06% (2.13ha) of site in 1 in 100 year risk of surface water flooding</p> <p>5.06% (2.13ha) of site in 1 in 1,000 year risk of surface water flooding</p> <p>Additional information is not known at this stage.</p>	
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Part of a Local Wildlife Site is within the site. There is a Local Geological Site and five Local Wildlife Sites close to the site.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Local Wildlife Sites (within site) 1.05% (0.44ha) of site in (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks')</p> <p>Local Wildlife Sites (around site) (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site (2/274 'Marshy fields with a noteworthy flora') within 50m of site (1/103 'An excellent base-rich plant community') within 100m of site (2/297 'A pasture with a good range of characteristic species') within 250m of site (2/2 'Deciduous woodland with a notable ground flora') within 250m of site</p> <p>Local Geological Sites (around site):</p>	<p>Sites or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Watnall Wood (An old quarry remnant in the S part of Watnall wood. The face is WNW facing, is well weathered and shows cross bedding features and vertical jointing, some of which are cave like. Secondary calcite deposits line the walls of cavities NoLGS22</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>Greater Nottingham Growth Options Study: Ranking:</p> <p>Amber: The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland. The area of search is representative of the surrounding rural area. There is scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>including long distance footpaths indicate recreation value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are available. There is potential for coalescence with Greasley and Watnall to the east and south east. Additionally, there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west. Potentially suitable for development away from steep slopes.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS35 - West of Kimberley / North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Landscape Value – Amber / Red            Visual Value – Amber / Amber            Landscape Susceptibility – Amber / Amber            Visual Susceptibility – Red / Red            Landscape Sensitivity – Amber / Red            Visual Sensitivity – Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	
<p><b>15. Built and Historic Environment</b>            To protect and enhance the townscape character and enhancing the</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?             Will it result in a loss of or harm the significance of</p>	0	<p>There are no Listed Buildings or Conservation Areas within or close to the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p>	-	<p>100% (42.02ha) of site in GRADE 4</p> <p>Development on site would likely increase waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			



## BBC-L04 – Land at Kimberley Eastwood Bye Pass

Factors	Details
SHLAA reference	N/A
Size	22ha
No of dwellings/ estimated employment floorspace	77,000 square metres. (Based on an assumption of 3,500 square metres per hectare.)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	+	The site would provide a strategic level of jobs (500+) but is not adjacent to the main built up area or a key settlement.	Require employment and skills strategy and apprenticeships for local people during construction.  Needs to be improved access to the site from existing settlements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		The site is not located within a deprived area (10% worst area),	Ensure development includes new employment opportunities for unemployed people.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	<b>+</b>	The site will provide a strategic level of employment land / buildings for logistics but is not adjacent to the main built up area or a key settlement.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	Needs to be improved access to the site from existing settlements.
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	<b>0</b>	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Closest bus stop approximately 400m from the site but no existing access	Provide pedestrian access routes to bus stops and enhance links to Kimberley Town Centre.  Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>from the site. Frequent bus services along Nottingham Road, Nuthall (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	<p><b>0</b></p>	<p>The site is not currently accessible by public transport. Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p>	<p>Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		Assarts Farm Medical Centre 564m from site  (Elements of the 'Secondary Strategic Network', as defined in the 'Greater Nottingham Blue and Green Infrastructure Strategy January 2022', adjoin the site, as does a 'Secondary Green Infrastructure Corridor', as defined in the adopted Broxtowe Part 2 Local Plan.):  Proposed Green Infrastructure Corridors (a: within site) 195.01m of 2.6 A610 Swinggate bisects site	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	0	Community Facilities:  Nuthall Methodist Church 611m from site Kimberley Leisure Centre 1034m from site	Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>Kimberley Library 1083m from site</p> <p>Small part of Verge Wood within site</p> <p>Assarts Farm Open Space 490m from site</p> <p>Public Houses: Old Moor Lodge 525m from site</p> <p>The site is not located in or adjoining a deprived area. In the wider area, Nottingham and Eastwood have areas of deprivation.</p>	
<p><b>8. Transport</b></p> <p>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail</p>	--	<p>The site is not currently accessible by public transport.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton's Rainbow One route.</p> <p>There is not direct access to existing businesses and shopping centres.</p>	<p>Provision of bus stops or access to bus stops within the vicinity of the site (i.e. A610).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?			
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	- -	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not part of an Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> </ul>	++	<p>The site is in Environment Agency Flood Zone 1. Less than 1% of site at risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and improve water quality.	<p>- 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			to address surface water run-off are secured within the site.
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>A small part of a Local Wildlife Site is within the site and three Local Wildlife Sites are within 250m of the site.</p> <p>Local Wildlife Sites (within site):</p> <p>0.87% (0.19ha) of site in (2/317 'Deciduous woodland with a characteristic and notable ground flora')</p> <p>Local Wildlife Sites (around site)</p> <p>(2/306 'An area of mature woodland with a valuable ground flora') within 50m of site</p> <p>(1/31 'A valuable water body with an excellent flora and fauna') within 100m of site</p> <p>(5/755 A notable coal-measures woodland) within 250m of site</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>condition, moderate strength, 'enhance' landscape strategy).</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored. Further assessment work would be required.</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	?	<p>Listed Buildings (around site): The Lake Bridge (II) within 250m of site</p> <p>Conservation Areas (around site): Nuthall within 50m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	--	<p>Development on site would likely increase waste per head.</p> <p>Includes Grade 2 agricultural land.</p> <p>Agricultural Land Classification: 48% of site in GRADE 4 52% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

## BBC-L05 – Land at Low Wood Road, Nuthall

Factors	Details
SHLAA reference	SHLAA/00109/AVA
Size	57 ha
No of dwellings/ estimated employment floorspace	Approximately 154,000 square metres. (Owners/promoters estimate, i.e. “1,655,000 sqf”.)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B05.1PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (1000+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst area), but it is adjacent to one	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley,	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 650m from site (within 30 minute travel time)</p> <p>Open Spaces</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing areas covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>2.12% (1.21ha) of site in Low Wood (Restricted Access: Natural and Semi-Natural Green Space)</p> <p>Proposed Green Infrastructure Corridors (a: within site) 125.45m of 2.15 Sellers Wood and New Farm Wood bisects site</p> <p>261.06m of 2.7 Nuthall Cutting and Kimberley Railway bisects site</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social</p>	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Community facilities within 400m of the site:</p>	



SA objectives	Site criteria questions	Score	Commentary	Mitigation
inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>		<p>Hempshill Hall Primary School 220m from site</p> <p>Halls and Community Centres: Temple Centre 114m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<p><b>8. Transport</b></p> <p>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport</p>	++	<p>Bus Stops in close proximity of the site:</p> <p>Nottingham Road 62m from site</p> <p>Nottingham Road 79m from site</p> <p>Spring Terrace 84m from site</p> <p>Spring Terrace 120m from site</p> <p>Armstrong Road 152m from site</p>	Provide enhanced public transport links, potentially through tram extension.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>Close proximity to NET Park &amp; Ride (Phoenix Park)</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (a: within site)  523.72m of NuthallFP3 (FP) bisects site  596.51m of NuthallFP2 (FP) bisects site</p> <p>Public Rights of Way (b: around site) (3)</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			NuthallFP4 (FP) within 100m of site NuthallFP9 (FP) within 100m of site NuthallFP5 (FP) within 250m of site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			<p>that optimises solar gain/shading and the use of renewable energy technologies.</p> <p>Potential to off-set carbon through utilising alternative, non-road transport measures, including potential to provide enhanced public transport links through tram extension.</p>
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.64% (0.37ha) of site in NO2 Agglomeration Zone</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	0	<p>Approximately 12% of the site is at risk of surface water flooding and less than 1% is at risk of either river or ground water flooding.</p> <p>Detailed River Network Surface Watercourse (Secondary River) bisects site for 112.05m</p> <p>Surface Watercourse (Tertiary River) bisects site for 527.06m</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Two Local Wildlife Sites (LWSs) and a small area of ancient woodland are within the site. A Site of Special Scientific Interest is within 50m of the site and six LWSs are within 250m it.</p> <p>Local Wildlife Sites (a: within site):</p> <p>2.12% (1.21ha) of site in (5/2118 A coal-measures type woodland with a characteristic flora)</p> <p>2.88% (1.65ha) of site in (2/70 A disused railway with valuable wood and grassland communities)</p> <p>Local Wildlife Sites (b: around site)</p> <p>(1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>zoological interest') within 50m of site            (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site            (5/2119 A characteristic coal measures type woodland) within 100m of site            (5/753 Notable calcareous grasslands) within 100m of site            (2/316 'An interesting grassland with several notable species') within 100m of site            (5/27 Woodland supporting a noteworthy ground flora) within 250m of site</p> <p>SSSI (b: around site)            Seller's Wood within 50m of site            Seller's Wood within 100m of site</p>	
<p><b>14. Landscape</b>            To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields, with a ribbon of housing in the south along the B600. A limited network of PRoW provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Views are limited to field extents by hedgerows. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS29 Land North of Nottingham Road Nuthall /</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>South of the Dismantled Railway Nuthall/ LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape Value – Green / Amber  Visual Value – Green / Amber  Landscape Susceptibility – Amber / Amber  Visual Susceptibility – Amber / Amber  Landscape Sensitivity – Amber / Amber  Visual Sensitivity – Green / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>?</p>	<p>Conservation Areas (around site): Nuthall within 100m of site.</p> <p>Listed Buildings (b: around site) (7) Hempshill Hall Farmhouse (II) within 250m of site Hempshill Hall (II) within 250m of site Gatepier From Former Nuthall Temple (II) within 250m of site Barn And Stable Range To North Of Hempshill Hall Farmhouse (II) within 250m of site 7, Nottingham Road (II) within 250m of site 3, Nottingham Road (II) within 250m of site 1, Nottingham Road (II) within 250m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p>	<p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-            - Grade 1 (excellent)            - Grade 2 (very good)            - Grade 3a (good)            - Grade 3b (moderate)            - Grade 4 (poor)            - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	--	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification:            72% of site in GRADE 3            26% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

## BBC-L06 – Land at New Farm, Nuthall

Factors	Details
SHLAA reference	N/A
Size	41haha (The owners/promoters' figure is 25 ha.)
No of dwellings/ estimated employment floorspace	Up to approximately 88,000 square metres. (Owners/promoters' estimate, i.e. "up to 950,000 sqft".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.  Separately considered for housing (B03.2PA)	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  The site is within 13-15 minutes of Bulwell Bus Station	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>/ Bulwell town centre including Bulwell Market by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 13-15 minutes of Bulwell Riverside (Leen Valley Surgery and Parkside Medical Practice) in Bulwell by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>Open Space: Sellers Wood New Farm Wood Nuthall Cemetery 294m from site</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.  St. John's Family Centre 300m from site  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	Ensure community facilities to support the development are provided.
<b>8. Transport</b>	Is the site accessible by public transport?	++	The site is within 13-15 minutes of a variety of services	Ensure connectivity to the site by non-car modes.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>and businesses in Bulwell Town Centre by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a. Some of the services continue to Nottingham City Centre in about 45 minutes. Bus stops within 400m of the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Bus Stops:  Caterpillar 100m from site  Centurion Business Centre 120m from site  Centurion Business Park 125m from site  Centurion Business Centre 130m from site  Sellers Wood Drive West H&amp;R 150m from site</p> <p>Public Rights of Way:  1.35m of GreasleyFP18 (FP) crosses site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			243.26m of NuthallFP11 (FP) crosses site Public Rights of Way (around site): HucknallFP20 (FP) within 50m of site GreasleyFP91 (FP) within 50m of site NuthallFP1 (FP) within 100m of site	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce

SA objectives	Site criteria questions	Score	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.34% (0.14ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
enhance blue-green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>There are two Sites of Special Scientific Interest (Seller's Wood and Bulwell Wood) adjacent to the site.</p> <p>There is one Local Wildlife Site within the site and four within 250m of the site.</p> <p>Local Wildlife Sites (within site): 0.88% (0.36ha) of site in - 2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')</p> <p>Local Wildlife Sites (around site): -2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>-1/30 'An ancient deciduous woodland with a characteristic ground flora) within 50m of site</p> <p>-1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site</p> <p>SSSI (around site): Bulwell Wood within 50m of site Seller's Wood within 50m of site</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields. A limited network of PRow provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Ancient woodland on the edges of the site and vegetation associated with the dismantled railway are indicative of conservation value. Views are limited to field extents by hedgerows. Woodland within the area of search along the route of a dismantled railway has potential to be tied into development. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Landscape value – Amber            Visual Value – Amber            Landscape Susceptibility – Amber            Visual Susceptibility – Amber            Landscape Sensitivity – Amber            Visual Sensitivity – Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	
<p><b>15. Built and Historic Environment</b>            To protect and enhance the townscape character and enhancing the place through good design. To conserve</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	?	<p>Local Interest Buildings (within site): Small part of New Farm.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of</p>	<p>Detailed heritage assessments could be undertaken at the planning application stage.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	- -	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 45% of site in GRADE 3 55% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

## BBC-L08 – Land to the south-east of M1 Junction 26, Nuthall

Factors	Details
SHLAA reference	SHLAA/00107/AVA
Size	25ha
No of dwellings/ estimated employment floorspace	Approximately 83,000 square metres. (Owners/promoters' estimate, i.e. "895,000 square feet".) (Owners/promoters describe this as being for "industrial / logistics".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	Site is not currently allocated or used for housing. Separately considered for housing (B08.3PA).	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area.  The site is not located within a deprived area (10% worst	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	for local people during construction.
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area.  The development of the site would not involve the loss of employment, retail or mixed use.  The site is not for new educational buildings or live-work units.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.  Mornington Crescent Local Centre 100m from site	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p><b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	++	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 100m from site</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>A number of facilities within 400m of the site:</p> <p>Open Space:  Assarts Farm Open Space 30m from site  Redbridge Drive Play Area 150m from site  Verge Wood 300m from site  Broadoak Plantation 400m from site  Nuthall Temple Centre 400m from site</p>	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Nuthall Methodist Church 500m from site</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Mornington Primary School 200m from site Mornington Crescent Local Centre 100m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community</p>	++	<p>Bus Stops: Willesden Green 170m from site Canterbury Close 179m from site Willesden Green 182m from site Canterbury Close 191m from site Wimbledon Drive 287m from site</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	facilities, schools, retail centres and employment areas?		Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.  The site is located adjacent to the main built up area.	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
<b>10. Energy and Climate Change</b>	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either	Ensure development provides links to multifunctional blue-green infrastructure that



SA objectives	Site criteria questions	Score	Commentary	Mitigation
To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		renewable energy provision or energy efficiency measures or nature-based solutions.	mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk	Is site within the Nottingham Urban Area agglomeration zone?	?	The site is not within the Nottingham Urban Area Agglomeration Zone.	Major public transport improvements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
posed by air, noise and other types of pollution.	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	Ensure development includes measures to reduce travel by car and provision for EV usage.
<p><b>12. Flooding and Water Quality</b></p> <p>To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or off-site open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements.  Development on site would result in the loss of existing trees and hedgerows.  The current use of the site is agricultural use so there would not be a loss of open space.  There is a Local Wildlife Site within the site and two within 250m of it.  Local Wildlife Sites (within site): 4.27% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)  Proposed Green Infrastructure Corridors (within site): 460.13m of 2.6 A610 Swingate crosses site	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.  Avoid developing areas of site covered by the Local Wildlife Site designation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway. Land is composed of medium to large size arable fields, edge of town industrial units. Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquillity are high. There are however detractors including the highways network and industrial urban fringe development. Topography and vegetation provides some enclosure. Development may adversely affect views. Defensive boundaries are generally limited to the highway network and existing field boundaries. Topography means that development would be best placed in the south-east and east of the broad area of search, with commercial development potentially suitable in the far north.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS25 - Land between Nottingham Business Park and the A610 Nuthall (which covers the site) as:</p> <p>Landscape Value – Green  Visual Value – Green  Landscape Susceptibility – Green  Visual Susceptibility – Green  Landscape Sensitivity – Green  Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?  Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?  Will it promote heritage based tourism or heritage led regeneration?  Will it lead to the adaptive reuse of a heritage asset?	?	No designated or non-designated heritage assets on the site.  Nuthall Conservation Area is within 250m of the site.  The details of any proposed development would not be known until the planning application stage.  Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets.  It would be unlikely to promote heritage based tourism or regeneration.  There are no known heritage assets on the site which would be likely to be potential candidates for reuse.	Detailed heritage assessments could be undertaken at the planning application stage.
<b>16. Natural Resources and Waste Management</b>	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good)	- -	Development on site would likely increase waste per head.	Ensure development avoids areas that are classified as good agricultural land.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Agricultural Land Classification: 71% Grade 2, 29% Grade 4.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

## Appendix C: Appraisal of Reasonable Alternative Sites in Rushcliffe

### RBC-L01 – Ratcliffe on Soar Power Station

Factors	Details
Size	265 (gross)
Estimated employment floorspace	810,000m <sup>2</sup> based on draft LDO for the site
Existing Use	Coal Fired Power Station and Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	++	The site is not in or adjoining a built-up area. Some existing jobs on the power station will be lost following its decommissioning but the redevelopment of the site has the potential to provide a significant level of jobs (approximately 3,500-4,000	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p>	++	<p>The site is not allocated and does not adjoin the built-up area or key settlement.</p> <p>The site is an existing single employment site that is greater than 5ha and could provide a strategic level of employment along with the potential to provide opportunities for training and high knowledge sectors. The draft LDO focusses on renewable energy</p>	<p>The size of this site and locations offers opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
of new technologies.	Is the site for new educational buildings?  Is the site allocated for mixed live-work units?		and low carbon technologies and includes training facilities.	
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?  Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	No impact on the vitality and viability of the existing centre.  The site is however within a 30-minute travel time by public transport, walking and cycling of Kegworth, which is in the neighbouring local authority area of North West Leicestershire.	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,	+	The centre of the site is within 30 minutes travel time by bus, car and bicycle from the health facilities in Gotham and Kegworth.  The site is not within 400 metres walking distance a recreation area or accessible BGI (excluding footpaths).	Ensure existing public footpaths on the south side of the A453 are appropriately diverted and enhanced.  Ensure new/improved pedestrian and cycleway links are provided to West Bridgford, Clifton and Barton in Fabis.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>		<p>The site would not result in the loss of a recreation area or accessible BGI, although public footpaths on the area to the south of the A453 would require diversion.</p> <p>The allocation/ development of the site could potentially provide opportunities for new/improved pedestrian and cycling links to be created along the green corridor infrastructure no.3 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p>	
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	0	<p>The site is not within 400 metres of community facilities but would not result in the loss of such facilities.</p> <p>The site is not in or adjoining an area of deprivation.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
inclusion and to close the gap between the most deprived areas within the plan area.	<p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>			
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site has the potential to make use of existing rail infrastructure that serves the existing power station. This comprises a spur line of the neighbouring mainline railway.</p> <p>The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. This station will comprise the terminus for HS2 trains, which will continue at slower speeds to Nottingham, Chesterfield and Sheffield. The station also</p>	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>has a bus/coach stop with national and local services.</p> <p>The site is within 30 minutes travel time via train to Derby and within 30 minutes travel time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.</p>	
<p><b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	+	The northern area is predominantly brownfield land. The southern area is predominantly greenfield.	
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p>	++	As a former power station, the existing electricity infrastructure on the site offers significant potential for the provision of renewable energy generation that connects directly to the National Grid.	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures);

SA objectives	Site criteria questions	Score	Commentary	Mitigation
nature-based solutions to climate change.	<p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		<p>The draft LDO focusses on the renewable energy and low carbon technology research and manufacturing industries.</p> <p>The site is not allocated for a specific renewable energy or community energy systems, but its proximity to East Midlands Airport, may limit the use/number of some renewables on the site. Solar panels have been proposed within the north of the site however.</p> <p>Whilst it is unknown if the allocation / redevelopment of the site would help people adapt to climate change, the development of renewable technologies will assist the reduction in climate change emissions.</p>	encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of East Midlands Airport being safeguarded)
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air,</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an</p>	?	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is not within or in proximity to an Air Quality Management Area.</p>	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV

SA objectives	Site criteria questions	Score	Commentary	Mitigation
noise and other types of pollution.	existing Air Quality Management Area?  Is it likely to create a new Air Quality Management Area?		It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	infrastructure (including private and public car changing points).
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?  Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?  Will the site cause any harm to the Source Protection Zone or the water environment?  Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but has some extensive areas, primarily on the south of the A453 that are at low, medium and high risk of surface water flooding. The area north of the A453 also has areas at low, medium and high risk of surface water flooding.  The site is approximately 6km from edge of the Zone III - Total Catchment SPZ in Beeston.  Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.	Avoid where possible areas of surface water flood risk.  Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
<b>13. Natural Environment, Biodiversity and</b>	Will it meet the biodiversity net gain requirements?	-	Unknown at this stage if development of the site would meet net gain requirements.	Ensure new development provides new multifunctional BGI within the site and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Northern part of the site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS.</p> <p>The allocation / development of the site would result in the complete loss of existing habitats, primarily on the southern part of the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>	<p>enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area.</p>
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and</p>	?	<p>The site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p>



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>DPZ is moderate and the landscape strength is strong.</p> <p>The existing power station on the northern part of the site has a significant impact on the local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact. By contrast the southern part of the site is largely open and development on this part of the site is unlikely to conserve or enhance the landscape in its present form.</p>	<p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	-	<p>A part of the Roman site scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the northern part of the site in the northwest corner, albeit such remains are</p>	<p>Ensure further archaeological investigation is carried out across the site prior to development.</p> <p>Ensure the setting of the listed railway tunnels and Thrumpton Conservation Area is preserved.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and their setting and provide better opportunities for people to enjoy culture and heritage.	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>likely to have been heavily disturbed by previous development at / operation of the power station.</p> <p>The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.</p> <p>Records indicate the possibility of a moated manor house within the northeast corner of the northern part of the site.</p> <p>Assessment of A453 widening indicated possible Bronze Age, Medieval, Roman, and Iron Age archaeological remains in the vicinity of this corridor.</p>	
<p><b>16. Natural Resources and Waste Management</b></p> <p>To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul>	--	<p>The majority of the site is classified as non-agricultural land, with four parcels of land (two on the northern and two on the southern) being sub-grade 3b and one small parcel on the southern side being sub-grade 3a.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Allocation / development of the site is likely to increase commercial waste per head.</p> <p>The southern part of the site lies within an area safeguarded for Gypsum.</p>	

## RBC-L02 – Nottingham ‘Gateway’

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

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	++	The site adjoins the strategic housing allocation south of Clifton (Policy 24 of Rushcliffe Core Strategy) and has the potential to provide a strategic level of jobs (approximately 8,340 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.	Ensure development includes new employment opportunities for unemployed people.  Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not within an area of deprivation.	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	++	The site is not allocated for employment (etc) uses but is a single site greater than 5ha that adjoins the built-up area of Clifton and has the potential to provide a strategic level of employment.  The development of the site would not result in the loss of employment (etc.) land.	The size of this site offers opportunities to include educational facilities and/or employment space for high knowledge sector.
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre?  Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not allocated for town centre use or mixed use in a shopping centre.  Whilst the site is not within 400 metres of a shopping centre, it would be within a 30 minute travel time by public transport, walking and cycling of Clifton's shopping centre.	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		The site would not result in a loss of town centre use or mixed use in a shopping centre.	
<b>5. Health and Well-Being</b> To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility?  Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?  Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton.  The site is not within 400 metres walking distance of a recreational area or accessible BGI.  The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
<b>6. Community Safety</b> To improve community safety, reduce	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
crime and the fear of crime.				
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?  Will the site result in a loss of a community facility?  Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities.  The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail	+	The site is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham/Loughborough.  The site does not presently adjoin the main built-up area of Clifton.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?		The site is approximately 45 minutes travel time from Nottingham by bus.	
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings?  Will the site include provision of renewable technology?  Is the site for a specific renewable energy?  Is the site for the development of community energy systems?  Will the site ensure that buildings are able to deal with future changes in climate?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.



SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is not within or in proximity to an Air Quality Management Area.</p> <p>It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> <li>- 1 (Low Probability);</li> <li>- 2 (Medium Probability);</li> <li>- 3a (High Probability); or</li> <li>- 3b (The Functional Floodplain)?</li> </ul>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site that are at low, medium and high risk of surface water flooding.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces,</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>The site is approximately 4km from edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>The Long Spinney LWS adjoins the southern boundary of the site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new</p>	<p>Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>	
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p><b>15. Built and Historic Environment</b></p>	<p>Will it result in development that is sympathetic to its</p>	-	<p>The Scheduled Monument at Glebe Farm is located a short distance to the southwest of</p>	<p>Ensure further archaeological investigation is carried out</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>the site and is of National importance. The extent of archaeological remains associated to the site could potentially extend into the site. Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site.</p> <p>Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to be mitigated.</p>	<p>across the site prior to development.</p> <p>Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.</p>
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils,</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul>	--	<p>The majority of the site is on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV.</p> <p>Allocation / development of the site is also likely to increase commercial waste per head.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
safeguarding minerals and waste.	<p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		The site is not within an area safeguarded for minerals.	

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# Greater Nottingham Planning Partnership

## Strategic Distribution and Logistics Background Paper

September 2023



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## Introduction

- 1) This Strategic Distribution and Logistics Sites Background Paper has been prepared by Ashfield, Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe Councils which make up the Greater Nottingham Planning Partnership area. It considers whether there are any suitable potential sites to meet needs for strategic distribution and logistics facilities; and the suitability for these to be considered for allocation through the preparation of the emerging Greater Nottingham Strategic Plan and the emerging Draft Ashfield Local Plan and the Erewash Core Strategy Review.
- 2) By way of background, Councils across the Nottingham Core and Nottingham Outer Housing Market Area jointly commissioned consultants to carry out an employment land study - called the Nottingham Core and Outer HMA Employment Land Study 2021 (Lichfields, May 2021). This study forms part of a joint evidence base for the relevant Councils to support local plan preparation and decision making.
- 3) The study included a specific recommendation to give further consideration to assess whether to make provision for major logistics facilities within the Nottingham Core and Outer Housing Market and wider area. The recommendation at paragraph 10.25 of the Employment Land Study states:

‘Given the scale and urgency of this issue, the District Councils (potentially working with adjoining districts along the M1 Corridor) may wish to consider commissioning a further strategic study to quantify the scale of strategic B8 logistics need across the Core/Outer HMA and beyond that builds on the indicative suggestions set out above. This future study should seek to quantify the scale of strategic B8 requirements and potentially identify sites where this need should be allocated. Our view would be that the main focus of this future study should be along the M1 Corridor and A-roads near to the Motorway junctions’.

### The Logistics Study

- 4) On behalf of Ashfield, Broxtowe, Erewash, Gedling, Mansfield, Newark & Sherwood, Nottingham City and Rushcliffe Councils, Nottingham County Council commissioned consultants Icenl to undertake a logistics study – Nottinghamshire Core and Outer HMA Logistics Study – to assess the specific needs for strategic distribution or logistics facilities across the Nottingham Core and Outer HMA.
- 5) The Logistics Study is available here:

[nottinghamshire-logistics-study-august-2022.pdf \(gnplan.org.uk\)](https://www.gnplan.org.uk/nottinghamshire-logistics-study-august-2022.pdf)

- 6) The Logistics Study was published in August 2022 and the purposes and objectives of the study are set out in paragraph 1.2 of the report. As acknowledged by Iceni (paragraph 1.4) the study has been undertaken from a “policy off” perspective meaning that constraints such as the Green Belt or issues determining sustainability (historic and natural environment constraints and socio-economic factors) have not been considered in the ability of the area to accommodate future logistic requirements. These policy considerations are for the relevant Councils to consider through a separate site selection exercise. It is also the case that the study has not involved modelling capacity of the road network or individual junctions and there may be capacity constraints to be considered in terms of any potential sites identified (paragraph 1.5). This would be addressed through future transport modelling work.
- 7) The study has been prepared within the context of the National Planning Policy Framework (NPPF) 2021, Planning Practice Guidance and other relevant literature and studies, some of which are summarised below. The context provided by national planning policy and guidance and the literature reviewed is set out in the Logistics Study in chapter 2 (pages 4 - 13). In accordance with national planning policy the study assesses the quantitative need for additional strategic distribution floorspace and also sets out more specific locational criteria for locating strategic distribution and logistics. The quantum of space estimated is therefore not viewed as a target but as guidance to the extent of which need may be met once account is taken of policy and environmental constraints.

## **Local Plan Progress**

- 8) Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Councils are preparing the Greater Nottingham Strategic Plan with the next stage of plan preparation being a regulation 18 consultation on preferred strategic logistics sites later in 2023 followed by a regulation 19 consultation during 2024. Ashfield District is preparing a draft Local Plan with a Regulation 19 consultation likely to take place later this year. Erewash Borough has, at the time of writing, submitted a Core Strategy Review for examination. Newark & Sherwood District Council has adopted its Amended Core Strategy in 2019 and is preparing an Allocations and Development Management Development Plan Document. Mansfield District Council adopted its local plan in October 2020. However, all of these Councils are working in partnership to a common evidence base wherever possible and towards applying a consistent approach in taking forward the findings of the Logistics Study.

- 9) The Logistics Study identifies Areas of Opportunity which the consultants consider meet the locational criteria set out in the Study for strategic warehousing and logistics in full. These Areas of Opportunity, with the exception of one, relate primarily to the M1 and A453 Corridors covering parts of Nottinghamshire, Derbyshire and North West Leicestershire. Except the area around Newark-on-Trent, the Areas of Opportunity along the M1 corridor are partly located within the Nottingham Core HMA and the more western part of the Nottingham Outer HMA corresponds to the area of the Greater Nottingham Planning Partnership with the remainder of these areas being in Derbyshire and Leicestershire. Consequently, the extent of the Areas of Opportunity located within the Greater Nottingham Planning Partnership area and consideration of potential sites raise significant cross boundary strategic planning issues for the relevant authorities. The Area of Opportunity surrounding Newark-on-Trent (along the A1 and A46) relates more to the A1 corridor although it is acknowledged that this is part of the study area adopted by the Logistics Report in assessing supply and demand. Parts of these Areas of Opportunity also relate to parts of Derbyshire, Derby and North West Leicestershire which the study acknowledges have identified significant levels of supply (Logistics Study paragraph 5.8).
- 10) Greater Nottinghamshire Planning Partnership have jointly prepared this Background Paper as the basis for identifying preferred sites within their administrative areas. Newark & Sherwood Council and Mansfield District Council (the other authorities included in the Logistics Study) will be consulted on the content of this Background Paper, the preferred sites identified within the Greater Nottingham Strategic Plan Area and their contribution to meeting the needs identified within the Icen Logistics Study and this background paper.

## **Wider Market Area**

- 11) The Logistics Study sets out views of stakeholders (paragraph 3.43) whose opinions vary on the extent of the market with some indicating occupiers are footloose and look at M1 junctions 20 - 36 being the whole East Midlands and beyond. Junctions north of junction 24 to junction 28 are regarded as prime locations within the East Midlands in terms of location, accessibility and access to labour markets. Junction 29 is regarded to be the top end of the East Midlands area. The study notes a difference between sites on the M1 and the wider Nottinghamshire area, with the M1 being the prime territory for larger units.
- 12) The study identifies significant levels of supply outside the study area of 1,675 hectares including the M1 to the north, Leicestershire to the south, Derby to the west and Bassetlaw (Logistics Study paragraph 5.8 and Table 5.2). The Councils consider that the Logistics Study area is therefore a sub market of a

wider market area.

- 13) The modelling undertaken within the Study is a “policy off” or an unconstrained approach which at the upper end of the estimates would, in the Study’s view, capture a greater share of the regional market if accommodated within the study area (Logistics Study paragraph 8.31) where historic delivery has been suppressed due to Green Belt and other constraints (Logistics Study paragraph 8.30).

## **Logistics Study and relationship to other studies**

- 14) The Logistics Study has taken into account other relevant studies which cover part of the Nottingham Core and Outer HMA including Warehousing and Logistics in Leicester and Leicestershire: Managing Growth and Change 2021. This study looks at the 2020-41 need for large scale logistics across Leicester and Leicestershire. Paragraph 2.8 of the Logistics Study states:

*“The principal modelling techniques in the 2021 report used to forecast space for large scale logistics to 2041 are past completions trends (2011-2020) and a traffic growth with replacement demand model, alongside a margin of 5yrs completions. North West Leicestershire notably drives the completions trend reflecting units at East Midlands Gateway and Distribution Centre. These models demonstrate a good level of alignment in terms of providing recommendations for long term needs which amount to 2.6m sq. m, derived of 1.1m sq. m of rail served sites and 1.5m sq. m of road served sites”.*

- 15) An interesting point is that the Leicester and Leicestershire Study suggests that a significant amount of jobs are a result of a replacement for aged existing units rather than in newly created units (Logistics Study, paragraph 11.32).
- 16) The Logistics Study also refers to the A1 Corridor Logistics Assessment: Bassetlaw (August 2021) - which provides a high level assessment of the large scale logistics market on the A1 corridor in Bassetlaw and the wider property market area otherwise referred to as the A1 Study. The A1 Study Area is defined as running from the M18 at Thorne in Doncaster down to Junction 25 of the M1 at Erewash as well as taking in Chesterfield to the west and Newark-on-Trent in the east. The A1 Study is principally used to support the emerging Bassetlaw Local Plan. However, the A1 Study indicated the property market area included the whole of Nottinghamshire, as well as south Doncaster and parts of Derbyshire and Sheffield. Whilst the Logistics Study acknowledges that the A1 Study is not directly comparable with their study, it is clear that the proposed 410,000 square metre strategic distribution centre at Apleyhead Junction in Bassetlaw District would make a significant contribution to sub regional needs (Logistics Study paragraph 8.33).

## Logistics Study methodology

- 17) In terms of methodology, the Logistics Study uses a range of models to forecast demand for strategic distribution and logistics floorspace (as set out in chapters 6 - 8 and summarised in chapter 9 and in chapter 14 Summary and Conclusions paragraph 14.17). In summary the scenarios / models used and assessed range of floorspace requirements in square metres are set out in brief below:
- Labour demand - minus 51,000 to 135,000 sq. m
  - Completions trend - 707,000 to 893,000 sq. m
  - 2012 - 21 net absorption - 554,500 to 731,400 sq. m
  - 2017 - 21 net absorption - 927,300 to 1,113,00 sq. m
  - Traffic Growth with Replacement Demand (TGRD) Low - 574,000 to 760,000 sq. m
  - TGRD Central - 744,000 to 760,000 sq. m
  - TGRD High - 1,084,000 to 1,270,000 sq. m
  - Share of M1 Junction 24 - 28 - 1,600,000 to 1,786,000 sq. m
  - Increased delivery relative to Nottinghamshire / Leicester and Leicestershire 1,300,000 to 1,486,000 sq. m
- 18) The labour demand, completions trends and net absorption with compensation methods are not considered by the Logistics Study to be suitable for assessing logistics needs as they consider they have been affected by historic supply constraints influencing the forecasts. The Logistics Study recommends at paragraph 9.4 that: “the higher range estimates are appropriate for seeking to determine the unconstrained logistics market requirements being 1,270,000 to 1,786,000 sq. m” (i.e. the last three bullets above). Paragraph 9.5 refines the recommendation for the higher range estimates further in stating: “Given that some of the modelling techniques are more exploratory, and that Bassetlaw plays a role in absorbing some sub regional needs, on balance it is recommended that the most appropriate range is 1,270,000 to 1,486,000 sq. m. Taking into account the current strength of market indicators the recommendation is with the upper figure to be used for planning policy purposes”.
- 19) In summary the Logistics Study concluded:
- The requirement for planning policy purposes should be 1,486,000 sq. m or 425 hectares of logistics space (applying the Logistics Study’s recommended land required figure which is the gross area of land required to accommodate the new build forecast assuming 35% floorspace to plot footprint ratio i.e. one hectare of land would accommodate 3,500 square metres of distribution floorspace).

- There is 315,000 sq. m of committed supply (units over 9,000 sq. m with planning permission or allocations in adopted local plans).
- Potential “pipeline” sites (allocations in draft plans such as the draft allocations at Junction 27 and planning applications pending) would reduce the need to 601,000 sq. m or 172 hectares subject to the allocations being confirmed (Logistics Study paragraph 9.9).
- Some of the need is expected to be met through the redevelopment of existing logistics or other large manufacturing sites. It is assumed that this would meet 10 to 20% of the identified need reducing this need to 137 - 155 ha. (Paragraph 10.16).
- Residual need would fall to the order of two to three large strategic logistics parks.

20) The Logistics Study recommends that the following Areas of Opportunity be considered:

- Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby-in-Ashfield and towards Hucknall);
- Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley);
- Area adjacent to M1 Junction 25;
- Area adjacent to A453; and
- Area surrounding Newark (along A1 and A46).

21) The Logistics Study estimates the residual need to be in the region of 601,000 square metres and indicates that this would fall in the order of 2-3 large strategic logistics parks (Logistics Study paragraph 14.21). The Logistics Study indicates that sites should be sufficiently large and flexible in configuration with a minimum size of 25 hectares being recommended although sites of 50 hectares or more are preferred (paragraph 10.11). The estimate of 601,000 square metres equates to approximately 172 hectares at a 35% plot ratio. This estimate falls to a range of around 480,000 - 540,900 square metres or 137 - 155 hectares (at a 35% plot ratio) as the Logistics Study considers 10 to 20% of need could come forward on redevelopment of existing sites. Taking into account that sites of 25 hectares and above are most appropriate, the Logistics Study considers that need across the area may be met through the allocation of a number of sites.

### **Relationship between the outcomes and recommendations of the Logistics Study and those arising from the Employment Land Study of employment land need**

22) The Logistics Study at paragraph 5.6 notes that some of the supply identified is already captured in the general supply of employment land as set out in the

2021 Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study. It states:

*“Authorities would need to consider the relationship between the recommendations and outcomes in that study and those arising from the Icen study when considering Local Plan development”.*

- 23) The Nottingham Core and Outer Employment Land Study prepared by Lichfields estimates the amount of general employment land likely to be required up to 2038 including for offices, industrial and general warehousing purposes. The Employment Land Study identified that the strategic logistics needs of national and regional distribution centres are generally not reflected in either the past take-up or econometric modelling data (with the partial exception of Ashfield District’s past take up data). (Para 9.4). The study recognised that Ashfield had seen significant logistics development which was reflected at least in part by the past take up rates. (Para. 9.21, 10.21 and 10.56). In relation to the potential “pipeline” of sites for strategic distribution, proposed allocations in Ashfield and Erewash make the greatest contribution alongside Rushcliffe at the Ratcliffe on Soar Power Station.
- 24) In Ashfield the sites in the vicinity of junction 27 are draft allocations and were not part of the land supply identified in the Employment Land Study. Land allocated at Harrier Park in Ashfield was identified as an allocation in the Employment Land Study and is for general employment uses which may include warehousing. In this context, the Logistics Study has assumed 50% of the remaining land at this site would be likely be strategic warehousing and given its location and demand for large scale warehousing units in the District this would seem a reasonable assumption.
- 25) The Employment Land Study assessed the market attractiveness of part of the Stanton site in Erewash being a 10 ha site allocated in the adopted Erewash Core Strategy (March 2014). However, as noted in the study, additional land has been promoted at Stanton which the study states was circa 85 hectares although at that time the intentions of the owners were not clear. The scale of the site was such that the study considered that the size of the revised Stanton site could play a key role in meeting wider employment needs over and above Erewash’s own requirements. Subsequently the submission draft Erewash Core Strategy (November 2022) includes Stanton North as a draft strategic employment allocation for 80 hectares within the Erewash Core Strategy Review and has planning permission for over 260,000 sq. m of employment space. The exact quantity of B8 is to be determined but it is anticipated to be very significant and it is therefore considered that the assumption used by the Logistics Study is reasonable. It is also the case that this strategic employment allocation is more than sufficient to meet Erewash Borough’s employment needs.

- 26) Ratcliffe on Soar power station was reviewed within the Employment Land Study which recommended it should be allocated and it was not part of the employment land supply. A Local Development Order (adopted in July 2023) has granted planning permission in principle for up to 810,000 square metres of employment uses with logistics being seen as an appropriate use (up to 180,000 square metres of strategic distribution floorspace). This site is also considered to be of a wider than Borough wide significance and the amount of warehousing space assumed by the Logistics Study is considered reasonable.
- 27) Other sites in the potential supply largely reflect planning applications or planning permissions for strategic warehouse units. In line with the recommendation in the Logistics Study (paragraph 5.6 as quoted above) the assumed supply of strategic B8 employment land has been disaggregated from the general employment land supply as set out in the Employment Background Paper. The assumed supply of strategic scale (planning permissions / allocations and potential pipeline supply in the Logistics Study Area with units capable of accommodating strategic warehousing units above 9,000 sq. m) has been updated to take into account changes since the publication of the Logistics Study and is set out in **Appendix 1**.

#### Revised Residual Need

- 28) In summary, having disaggregated general employment land within committed and pipeline sites and included planning permissions granted since publication of the Logistics Study (for example Land off the A17 near Newark), 914,641 sq. m of floorspace (on 245.94 ha of land) is now identified within the study area. This will make a substantial contribution to meeting distribution and logistics need, reducing the need from 1,486,000 sq. m to 571,359 sq. m of floorspace.
- 29) As indicated in the Logistics Study, if 10 to 20% of this remaining need is met through the redevelopment of existing sites this need is reduced further to between 514,223 sq. m and 457,087 sq. m.
- 30) Applying the floorspace to plot footprint ratio of 35% equates to between 131 ha and 147 ha of land required across the study area.



## Approach - strategic distribution site search methodology

- 31) The approach taken to identifying sites which may be suitable for allocation involves the following steps:
- Step 1: establish an initial “pool” of potential sites;
  - Step 2: identify “reasonable alternatives” from the “pool” of sites in step 1; and
  - Step 3: undertake detailed assessment of the “reasonable alternatives” to determine which may be suitable and those that are preferred.

### Step 1: Establishing a “pool” of sites

- 32) The first step of the approach is to establish a “pool” of sites for consideration. The Councils’ view is that the assessment of suitable sites should include sites that are in the region of 25 hectares and above and are within or close to Areas of Opportunity (as identified in the Logistics Study).
- 33) The Logistics Study identifies draft allocations at Junction 27 of the M1, Whyburn Farm, New Stanton and Ratcliffe on Soar Power Station as potential “pipeline” sites. Since the Logistics Study was published, Ashfield District Council has resolved to not take forward the Whyburn Farm draft allocation (Ashfield District Council, Cabinet decision 13<sup>th</sup> December 2022).
- 34) A “call” for potential major distribution sites was undertaken during the autumn of 2022 and a number of sites were promoted by developers / landowners as part of this exercise. Other potential sites were identified by the Councils including draft allocations in emerging Local Plans or sites promoted for employment uses through the Greater Nottingham Strategic Plan Growth Options Consultation July 2021 and February 2022, and the Preferred Approach Consultation in January 2023. Overall, thirty sites have been identified as the “pool” of sites for the initial sieving exercise.

Table 1: “pool” of sites

Authority	Reference	Site name and address	Source
Ashfield	ADC-L01	Land East of Pinxton Lane, South of A38, Sutton in Ashfield, Notts.	Call for sites for strategic distribution
Ashfield	ADC-L02	Land to the North East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley, Nottinghamshire.	Submitted to the SHELAA and included as a Draft allocation in the emerging

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>	<b>Source</b>
			Ashfield Local Plan  Call for sites for strategic distribution
Ashfield	ADC-L03	Land to the South East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley, Nottinghamshire.	Submitted to the SHELAA and included as a Draft allocation in the emerging Ashfield Local Plan  Call for sites for strategic distribution
Ashfield	ADC-L04	Land to the South of Sherwood Business Park, off A608 Mansfield Road, Annesley, Nottinghamshire.	Call for sites for strategic distribution
Ashfield	ADC-L05	Land to the East of Sherwood Business Park, off A611 Derby Road, Annesley, Nottinghamshire.	Call for sites for strategic distribution
Broxtowe	BBC-L01	Former Bennerley Coal Disposal Point	Call for sites for strategic distribution
Broxtowe	BBC-L02a	Gilt Hill (smaller site)	Call for sites for strategic distribution
Broxtowe	BBC-L02b	Gilt Hill (larger site)	Call for sites for strategic distribution
Broxtowe	BBC-L03	Gin Close Way	Call for sites for strategic distribution
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass	Call for sites for strategic distribution
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall	Call for sites for strategic distribution
Broxtowe	BBC-L06	Land at New Farm Nuthall	Call for sites for strategic distribution

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>	<b>Source</b>
Broxtowe	BBC-L07	Land at Shilo Way	Call for sites for strategic distribution
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall	Call for sites for strategic distribution
Broxtowe	BBC-L09	Land at Waterloo Lane, Trowell	Call for sites for strategic distribution
Erewash	EBC-L01	Stanton North employment allocation, Low's Lane, Ilkeston, Derbyshire	Allocation in the Erewash Core Strategy Review Submission Version.
Erewash	EBC-L02	Land South-West of Junction 25 of the M1, Long Eaton, Derbyshire	Call for sites for strategic distribution
Gedling	GBC-L01	West of Kighill Farm, Ravenshead, Nottinghamshire	Call for sites for strategic distribution
Gedling	GBC-L02	Land at Stockings Farm, Redhill, Arnold, Nottinghamshire	Promoted through the Growth Options Consultation for mixed use development  Call for sites for strategic distribution.
Nottingham City Council	NCC-L01	Stanton Tip / Stanton Park	Allocation within Local Plan Part 1 and Part 2.
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station	LDO (adopted July 2023)  Promoted through the Growth Options Consultation  Call for sites for strategic distribution.

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>	<b>Source</b>
Rushcliffe	RBC-L02	Nottingham 'Gateway'	Promoted through the Growth Options Consultation for mixed use development  Call for sites for strategic distribution
Rushcliffe	RBC-L03	South of Owthorpe Lane, Cotgrave	Promoted through the Growth Options Consultation  Call for sites for strategic distribution
Rushcliffe	RBC-L04	Land North of Owthorpe Lane, Cotgrave	Promoted through the Growth Options Consultation  Call for sites for strategic distribution
Rushcliffe	RBC-L05	Stragglethorpe Junction,	Promoted through the Growth Options Consultation
Rushcliffe	RBC-L06	Margidunum	Promoted through the Growth Options Consultation
Rushcliffe	RBC-L07	Jerico Farm	Promoted through the Growth Options Consultation for mixed use development  Call for sites for strategic distribution
Rushcliffe	RBC-L08	Butt Lane (Fosse Way) East Bridgford	Call for sites for strategic distribution

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>	<b>Source</b>
Rushcliffe	RBC-L09	Land South of A52, Whatton	Call for sites for strategic distribution
Rushcliffe	RBC-L10	Melton Road, Edwalton	Call for sites for strategic distribution

### **Step 2: Selection of ‘Reasonable Alternatives’**

- 35) This step provides the basis for shortlisting sites called Reasonable Alternatives through a sieving assessment which was relatively broad brush in nature and gave consideration to site size, proximity to Areas of Opportunity and whether the site has good connections to the highway network. In terms of site size, a certain amount of flexibility was applied in the context that sites should be in the region of 25 ha or more (this minimum site size is suggested in the Logistics Study). The relevant pro-formas are attached as **Appendix 2**. The conclusions consider whether a site is or is not being treated as a “reasonable alternative” and therefore assessed under step 3. This is explained and justified within these conclusions.
- 36) Thirteen sites were shortlisted for further consideration. In some cases, the sieving assessment identified potential impacts which will need further consideration but did not rule the site out from being considered a “reasonable alternative”. The Logistics Study also acknowledged that sites below 25 hectares would contribute towards meeting needs for warehousing and logistics space.
- 37) In general, most of the sites were rejected on the basis of being too small, remote from Areas of Opportunity, or having poor access to the motorway or dualled highway network.

### **Step 3: Assessment of ‘Reasonable Alternatives’ and Identification of Preferred Sites**

- 38) As stated above, the following thirteen sites were shortlisted for further consideration:

<b>Authority</b>	<b>Reference</b>	<b>Site name and address</b>
Ashfield	ADC-L01	Land East of Pinxton Lane, South of A38, Sutton in Ashfield
Ashfield	ADC-L02	Land to the North East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley, Nottinghamshire.

Authority	Reference	Site name and address
Ashfield	ADC-L03	Land to the South East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley, Nottinghamshire.
Broxtowe	BBC-L01	Bennerley Coal Disposal Point
Broxtowe	BBC-L02a	Gilt Hill (smaller site)
Broxtowe	BBC-L02b	Gilt Hill (larger site)
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall
Broxtowe	BBC-L06	Land at New Farm Nuthall
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall
Erewash	EBC-L01	Stanton North employment allocation, Low's Lane, Ilkeston, Derbyshire
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station
Rushcliffe	RBC-L02	Nottingham 'Gateway'

- 39) These sites have been subject to a more detailed assessment. In particular, more detailed advice has been sought from the two County Highways Authorities which cover the Greater Nottingham Planning Partnership Area and National Highways. Critically, Step 3 and the assessment of reasonable alternatives has informed the appraisal of reasonable alternatives in the Sustainability Appraisal. The Step 3 assessments of each site can be found in **Appendix 3**.
- 40) In addition to identifying Areas of Opportunity, the Logistics Study contains recommendations on relevant criteria for site selection largely relating to operational requirements including:
- Good connections with the strategic highway network – close to a junction with the motorway network or long-distance dual carriageway. Motorway/dual carriageway junctions and the approach routes should have sufficient network capacity;
  - Sufficiently large and flexible in its configuration so that it can accommodate the range of sizes of distribution centre warehouse units now required by the market, with a minimum size of 25 ha being recommended but ideally seeking sites of 50 ha and above which is more representative of delivering a comprehensive logistics park including infrastructure, screening and biodiversity net gain;
  - Served from an electricity supply grid with sufficient capacity to permit the charging of large fleets of battery-electric freight vehicles simultaneously, or part of the electricity supply grid which can be upgraded (network reinforcement) relatively easily and at a reasonable cost, or include proposals such as solar panels, solar farm, wind farm or other sustainable energy that reduce reliance on the grid;
  - Accessible to labour, including the ability to be served by sustainable transport, and located close to areas of employment need; and
  - Located away from incompatible land-uses

- 41) In relation to the criterion on electricity grid connections, the Councils have relied on information provided by promoters or general assumptions about grid connectivity. Further assessment of the electrical grid connection would be required including seeking views from the relevant utilities providers before the final decision to allocate a site is made.
- 42) The criterion above emphasises the importance of good connections with the strategic highway network and the Logistics Study explains that it has not considered the development of rail served sites for the reasons set out in paragraph 10.3 of the Logistics Study. Whilst the Councils accept this and have not made the absence of rail connectivity or potential rail connectivity a “showstopper”, the ability to connect to the rail network or potential for this would be a significant advantage when determining which sites are preferred at Step 4 – selecting preferred sites. This is consistent with the Government’s commitment as set out in the Department for Transport’s plan to reduce emissions from transport called Decarbonising Transport - A Better Greener Britain which commits to support and encourage modal shift of freight from road to more sustainable alternatives, such as rail, cargo bike and inland waterways. This document can be accessed below:

<https://www.gov.uk/government/publications/transport-decarbonisation-plan>

- 43) The above criteria recommended within the Logistics Study relate largely to operational requirements and do not address either site specific planning policy or environmental constraints. In addition to operational requirements, site specific constraints criteria have been included within the Step 3 assessment. Together these will determine which sites may be suitable for allocation.
- 44) The Councils note that, with the exception of one site in Ashfield, the sites are located within the Nottingham and Derby Green Belt and include some of the most sensitive parts of the Green Belt where the objective of preventing urban sprawl and the merging of neighbouring towns are fundamental aims of Green Belt policy. Alongside the recommendations within this background paper, it was necessary for the authorities to consider national and local planning policy requirements and constraints (including addressing climate change and the transformation to a low carbon economy, protection of the environment and the protection of the Green Belt). This will identify which of the reasonable alternative sites are considered suitable locations for strategic distribution, where exceptional circumstances exist to remove land from the Green Belt, and consequently which should be the preferred strategic distribution allocations within the Greater Nottingham Strategic Plan.

- 45) Information was collected on the following criteria (set out in Table 2) as recommended by the Logistics Study and planning policy, flood risk, environmental, heritage, landscape and other potential constraints identified by the Councils as follows:

Table 2: Step 3 Assessment Criteria

<b>Criteria</b>	<b>Reason</b>	<b>Source</b>
Site name and reference	Unique and consistent name and reference number for clarity.	
Site size by area (hectares) floorspace (square metres) <ul style="list-style-type: none"> <li>Approximately 25 hectares and above.</li> </ul>	As recommended in the Logistics Study.	<a href="http://gnplan.org.uk">Evidence Base (gnplan.org.uk)</a>
Within or close to an Area of Opportunity as identified in the Logistics Study: <ul style="list-style-type: none"> <li>Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall);</li> <li>Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley);</li> <li>Area adjacent to M1 Junction 25;</li> <li>Area adjacent to A453; and</li> <li>Area surrounding Newark (along A1 and A46).</li> </ul>	As recommended in the Logistics Study.	In house assessment
Existing use	The current use of the site is recorded	SHLAA Review 2022 / SHELAA (ADC) or promoter



<b>Criteria</b>	<b>Reason</b>	<b>Source</b>
Extension to an existing site or a new site	As recommended in the Logistics Study.	In house assessment
Known land contamination	Whether there is known or likely ground contamination resulting as a consequence of previous use for e.g. former industrial land.	SHLAA Review 2022 / SHELAA (ADC) or promoter
PDL or greenfield	As recommended in the Logistics Study.  The NPPF requires that the reuse of previously developed land is encouraged. In making decisions preference will be given to sites which are previously developed or contain a proportion of previously developed land.	SHLAA Review 2022 / SHELAA (ADC) or promoter
SHLAA / SHELAA conclusions (if available)		SHLAA Review 2022 / SHELAA (ADC)
Growth Options Study Conclusions (if relevant)		The Growth Options Study (AECOM July 2020)
Viability (if known)	If the site were selected as a strategic allocation, its viability will be considered through the	Information submitted by promoter.  Plan Wide Viability Assessment to be commissioned.

Criteria	Reason	Source
	preparation of the Plan Wide Viability Assessment as part of local plan preparation.	
Utilities (if known)	As recommended in the Logistics Study.  Responses from infrastructure providers will also be required.	Information submitted by promoter.
Blue and green infrastructure	Compliance with NPPF which promotes the conservation and enhancement of BGI. Impact on BGI infrastructure is an important part of making decisions.	Greater Nottingham Blue and Green Infrastructure Strategy July 2021  <a href="https://www.gnplan.org.uk/evidence-base/">https://www.gnplan.org.uk/evidence-base/</a>  <a href="#">Green &amp; Blue Infrastructure and Biodiversity Strategy 2022 – 2032</a> (ADC).  <a href="#">Green Infrastructure Strategy 2015 – 2030</a> (BBC)
Whether the site is in Green Belt	The protection of the Green Belt is an important factor and changes to Green Belt boundaries require 'exceptional circumstances'.	Greater Nottingham Planning Partnership Green Belt Review (2023) and Background Paper, (2023).  2016 Strategic Green Belt Review Methodology and Addendum Updated 2021 (ADC).  Strategic Growth Area Assessments (EBC)
Agricultural land classification	Compliance with NPPF which prioritises the development of poorer quality land.	SHLAA Review 2022 / SHELAA (ADC)  The 1:250 000 Series Agricultural Land Classification, Natural England.
Impact on air quality	Whether the site is within or near an Air Quality Management	SHLAA Review 2022 / SHELAA (ADC)

Criteria	Reason	Source
	Area, where poor air quality is identified and pollution exceeds air quality objectives.	
<p>Transport and accessibility</p> <ul style="list-style-type: none"> <li>• Good connections with the strategic highway network</li> <li>• Close to a junction with the motorway network or long-distance dual carriageway.</li> <li>• The approach routes should have sufficient network capacity.</li> <li>• Good access to labour markets</li> <li>• Good access to public transport</li> </ul>	<p>As recommended in the Logistics Study.</p> <p>Compliance with the NPPF which requires impacts from development on transport network are addressed.</p>	<p>Transport - in house assessment with input from National Highways and County Highways.</p> <p>Transport Assessment to be commissioned for Greater Nottingham.</p> <p>The ADC Strategic Transport Study</p> <p>Accessibility to labour market - in house assessment.</p>
Flood risk	The NPPF seeks to steer development away from areas at high risk of flooding. Although employment uses are regarded as one of the less vulnerable uses to flood risk it is important that strategic distribution facilities as important to the flow of goods are not impeded by flood water.	SHLAA 2022 Review / SHELAA (ADC)
Natural environment	The NPPF requires that	SHLAA 2022 Review / SHELAA (ADC)

Criteria	Reason	Source
	designated sites of nature conservation interest should be protected in line with their importance. The presence of sites of designated nature conservation interest within or in the vicinity of the site is considered important.	
Historic environment	The protection and enhancement of designated and non-designated heritage assets such as Listed Buildings and Conservation Areas is a requirement of the law.	SHLAA 2022 Review / SHELAA (ADC)  In house Heritage Impact Assessments  Heritage Impact Assessment (ADC)
Landscape and topography	Compliance with the NPPF. The impact of development sites in terms of the potential impact on the landscape and visual amenity is a key issue for large scale distribution sites.	Greater Nottingham Landscape Character Assessment June 2009
Compatibility of surrounding uses	Compliance with the NPPF which requires developments create places with a high standard of amenity.	In house assessment

Criteria	Reason	Source
	Is also recommended in the Logistics Study.	

- 46) When determining which site(s) are preferred, the Councils have first considered which are potentially suitable. This focuses on constraints that are likely to be “showstoppers”, for example significant biodiversity or heritage interests, or inadequate and unresolvable highways access.
- 47) From these the preferred sites are identified taking into account whether the site is sustainably located and can utilise low carbon transport infrastructure, and whether there are environmental or other constraints which limit the extent to which the scale of need in the Logistics Study should be met within the study area.
- 48) In particular consideration will be given to:
- whether the site could enable the transfer of freight onto the rail network, or, if direct access to the rail network is not available, is it in close proximity to an existing rail freight interchange;
  - whether the site is located close to centres of population and employees and is accessible by public transport and active travel infrastructure;
  - whether, within these centres of population, there are areas of high unemployment and deprivation;
  - whether there are good connections with the strategic highway network – close to a junction with the motorway network or long-distance dual carriageway. Motorway/dual carriageway junctions and the approach routes should have sufficient network capacity;
  - if the site is within the Green Belt, whether this would undermine a key purpose of Green Belt policy;
  - whether the site is being promoted for development;
  - whether there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
  - whether a significant portion of the site is at risk of flooding; and
  - whether development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape).

#### Summary of Step 3 Site Assessments

- 49) The assessment of reasonable alternatives (Appendix 3) has identified eight sites that are potentially suitable and two that are preferred.
- **Former Bennerley Coal Disposal Point (BBC-L01) – Preferred Site**

- Gilt Hill (smaller site) (BBC-L02a)
- Gilt Hill (larger site) (BBC-L02b)
- Low Wood Road (BBC-L05)
- New Farm (BBC-L06)
- South east of Junction 26 (BBC-L08)
- **Ratcliffe on Soar Power Station (RBC-L01) – Preferred Site**
- Nottingham Gateway (RBC-L02)

- 50) Within Ashfield, two of the three reasonable alternative sites are identified as proposed employment allocations (in effect preferred sites) in the draft Local Plan. Both of these sites are located east of Junction 27 of the M1, adjacent to the Sherwood Business Park. The unallocated site is located off the A38, at Pinxton Lane and is not preferred.
- 51) These assessment and conclusions concerning suitability and preference of each site are summarised below.

Site Ref	Site Name	Summary Step 3 Site Assessments
ADC-L01	Land East of Pinxton Lane	<p>The site is well located adjacent to the A38 and in close proximity to the junction 28 of the M1. Site is located close to populations in Sutton in Ashfield, Kirkby in Ashfield, South Normanton and Alfreton. It is also unconstrained by Green Belt policy.</p> <p>However, the site is below the optimal size for strategic distribution and logistics. Nor is the site accessible by rail or in close proximity to existing rail freight interchange.</p> <p>Critically the site contains a Local Wildlife Site and ancient woodland. Adverse effects on biodiversity are substantial environmental issues. The emerging Local Plan identifies distribution and logistics allocations at Junction 27 and this site is not a preferred site.</p>
ADC-L02	Land to the North East of Junction 27	<p>The site is well located adjacent to existing employment development at the Sherwood Business Park and has good connections to junction 27 of the M1 (via the A608). It is identified as a proposed allocation within the Draft Local Plan.</p> <p>Whilst the site is in the Green Belt and below the optimal size for strategic distribution, given the sites proximity to the M1 and Sherwood Park, the site has been taken forward as a proposed allocation in the Local Plan for logistics.</p>
ADC-L03	Land to the South East of Junction 27	<p>The site is well located adjacent to existing employment development at the Sherwood Business Park and has good connections to junction 27 of the M1 (via the A608). It is identified as a proposed allocation within the Draft Local Plan.</p> <p>Whilst the site is in the Green Belt and below the optimal size for strategic distribution, given the sites proximity to the M1 and Sherwood Park, the site has been taken forward as a proposed allocation in the Local Plan for logistics.</p>
BBC-L01	Former Bennerley Coal Disposal Point	<p>The site covers approximately 68 ha, however due to its shape it is unlikely to achieve the standard ratio of 3.5 footprint. The landowner indicates approximately 74,000 sqm.</p> <p>Highways access to the M1 is achievable via the A610 at junction 26. Access onto the A610 is likely to be acceptable, subject to transport assessment and consideration of cumulative impacts.</p> <p>It is located adjacent to a railway line with access potentially achievable via a disused spur and railway bridge that crosses the River Erewash. The potential to deliver a rail access is a substantial benefit as it will enable low carbon transportation of rail freight. It would also provide rail access for distribution and logistics within the wider area, including existing strategic distribution sites to the north at junctions 27 and 28.</p> <p>The site is located close to centres of populations at Eastwood, Awsworth and Ilkeston/Cotmanhay. It is also near to Kimberley/Nuthall and Nottingham.</p> <p>The site contains areas of brownfield land, unlike the other reasonable alternative sites (with the exception of Ratcliffe on Soar Power Station).</p>

Site Ref	Site Name	Summary Step 3 Site Assessments
		<p>The site is close to areas of high deprivation within Eastwood, Ilkeston/Cotmanhay and also near to areas of deprivation in Nottingham. The development of this site for distribution and logistics would bring economic benefits to these areas.</p> <p>However, the site is located within the Green Belt between Awsworth/Eastwood and Cotmanhay/Ilkeston, where merging would be significant. It is also located adjacent to Bennerley viaduct, which is Grade II* listed, and the development of the site for strategic distribution and logistics will affect its setting. This is reflected in the landscape character assessment.</p> <p>The site also crosses the Erewash Valley, which is identified as a primary and secondary green infrastructure corridor. There 3 Local Wildlife Sites within the site and 1 Local Wildlife Site within 250m. The potential adverse effects on heritage, ecological and recreational are substantial constraints.</p> <p>Notwithstanding the identified constraints, the benefits of this location adjacent to the railway line and the opportunities to deliver a lower carbon (possibly carbon neutral) distribution and logistics development, alongside the presence of areas of brownfield land, absence of substantial highways access constraints and proximity to existing populations (including deprived communities) could, if these effects are avoided and/or mitigated and sufficiently reduced, outweigh them. Exceptional circumstances required to remove this site from the Green Belt may therefore exist and the site is identified as a potentially suitable and a preferred location for strategic distribution and logistics development.</p>
BBC-L02a	Gilt Hill (smaller site)	<p>The site is well located adjacent to the A610 and in close proximity to the junction 28 of the M1. The site is located close to populations in Kimberley/Nuthall, Awsworth, Eastwood and Nottingham. There is also potential for a tram extension, however given the distance from the Phoenix Park tram stop (the current terminus), this is far less certain. As there is no rail access, the site would only distribute freight by road.</p> <p>Highways access to the M1 is achievable via the A610 at junction 26. Access onto the A610 is likely to be acceptable, subject to transport assessment and consideration of cumulative impacts. Measures may be required to prevent HGV's routing along the A608.</p> <p>The site is close to areas of high deprivation within Nottingham and Eastwood and the development of this site for distribution and logistics would bring economic benefits to these areas.</p> <p>The removal of this land for development would have major impact on the Green Belt, merging Eastwood and Kimberley.</p> <p>Critically the site is only 25 ha, significantly below the optimal size (50 ha) for strategic distribution and logistics sites.</p> <p>Although potentially suitable, when compared against other sites it is not preferred.</p>
BBC-L02b	Gilt Hill (larger site)	<p>The site is well located adjacent to the A610 and in close proximity to the junction 28 of the M1. The site is located close to populations in Kimberley/Nuthall, Awsworth, Eastwood and Nottingham. There is also potential for a tram extension, however</p>



Site Ref	Site Name	Summary Step 3 Site Assessments
		<p>given the distance from the Phoenix Park tram stop (the current terminus), this is far less certain. As there is no rail access, the site would only distribute freight by road.</p> <p>Highways access to the M1 is achievable via the A610 at junction 26. Access onto the A610 is likely to be acceptable, subject to transport assessment and consideration of cumulative impacts. Measures may be required to prevent HGV's routing along the A608.</p> <p>The site is close to areas of high deprivation within Nottingham and Eastwood and the development of this site for distribution and logistics would bring economic benefits to these areas.</p> <p>The removal of this land for development would have major impact on the Green Belt, merging Eastwood and Kimberley.</p> <p>The site covers 42ha, only 8ha less than the optimal site size for strategic distribution and logistics.</p> <p>Although potentially suitable and of a sufficient size, when compared against other sites it is not preferred.</p>
BBC-L04	Land at Kimberley Eastwood Bypass	<p>Although the site is located at Junction 26 of the M1 and close to populations in Nuthall, Kimberley and Eastwood, there would be a significant impact on congestion at Junction 26. There is also a significant difference of land levels between the site and the A610 that could make it difficult to form an access. Any new junction is likely to be a left in/left out which will direct traffic towards Giltbrook Interchange which is not an optimal HGV route onto the M1. The close proximity of the site access and J26 may increase the likelihood of collisions / compromise performance.</p> <p>There are also concerns regarding the absence of any footway leading directly to the site, and would not encourage cycling along the A610. It is not clear how the development will prioritise the needs of pedestrians/cyclists and is therefore considered contrary to the NPPF.</p> <p>In addition, the site is only 21ha (less than the optimal sites size of 50ha) and compared to other sites, there is no potential for rail access and the transferal of freight from road to rail.</p> <p>The site is however close to areas of high deprivation within Nottingham and Eastwood and the development of this site for distribution and logistics would bring economic benefits to these areas.</p> <p>Given the concerns regarding the accessibility of the site and absence of potential rail access this site is not considered suitable and compared to other sites, which are larger, it is not a preferred site for distribution and logistics.</p>
BBC-L05	Low Wood Road	<p>The site covers 57ha and is of a sufficient scale to deliver optimal strategic distribution and logistics development.</p> <p>The site is well located close to the A610, Junction 26 of the M1, and adjacent to the main built up area of Nottingham, Nuthall, Kimberley and Eastwood. There is also potential for a tram extension as the site is adjacent to an indicative route. The site is closer to the existing terminus at Phoenix Park than other sites which are west of the M1 and could be accessed by a tram</p>

Site Ref	Site Name	Summary Step 3 Site Assessments
		<p>route extension, however any extension of the tram remains an ambition and is not confirmed. As there is no rail access, the site would only distribute freight by road. Alternative methods to achieve carbon zero development or to offset the carbon impact have not been demonstrated.</p> <p>Due to the scale of development and distance from Junction 26 of the M1 there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. Furthermore, the preferred access point is Low Wood Road and development of this site should seek to minimise the impact of development traffic on the amenity of residents along Nottingham Road. In addition, it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary.</p> <p>The site is close to areas of high deprivation within Nottingham and Eastwood and the development of this site for distribution and logistics would bring economic benefits to these areas.</p> <p>Development of parts of the site would have a major impact on the Green Belt gap between the main built-up area of Nottingham and the built-up area of Kimberley/Watnall/Nuthall. Development of any of the site would have a substantial impact on this gap. There are also two wildlife sites within the site and a conservation area within 100m.</p> <p>Given the sites size, location and potential tram extension, the site is potentially suitable. However, when compared against other sites, the absence of rail access, its greenfield status and potential impacts on nature conservation mean the site is less preferable than BBC-L01 (Former Bennerley Coal Disposal Site). If alternative methods to achieve carbon zero development or to offset the carbon impact could be demonstrated, including consideration of the feasibility of a tram extension, its suitability and preference may be increased.</p>
BBC-L06	Land at New Farm	<p>The site covers 40.9ha and whilst this is less than the minimum site size, it is large enough to accommodate strategic scale distribution and logistics. It is not however in such close proximity to Junction 26 and would be accessed by the existing Blenheim Industrial Park, connecting to Low Wood Road. As there is no rail access, the site would only distribute freight by road.</p> <p>It is adjacent to Nottingham, also close to Hucknall and Nuthall/Kimberley, within which there are areas of higher deprivation. These areas would benefit from the increased employment opportunities and there is reasonable ability to be served by public transport and active travel.</p> <p>Due to the scale of development and distance from M1 Junction 26 there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. National Highways' preferred approach to highways mitigation is via a Section 278 whereby highways infrastructure improvements are designed, delivered, and funded by the applicant.</p> <p>There are two Sites of Special Scientific Interest (Seller's Wood and Bulwell Wood) adjacent to the site and one Local Wildlife Site within the site and four within 250m of the site.</p>

Site Ref	Site Name	Summary Step 3 Site Assessments
		<p>Whilst the site is potentially suitable, there are specific concerns regarding the proximity of two SSSIs, the absence of rail access and distance from Junction 26. Consequently, it is not preferred when compared against other sites, notably those on brownfield land and with access to the rail network.</p>
BBC-L08	Land to south-east of junction 26 of M1	<p>The site is half the minimum size, measuring 25ha.</p> <p>It is however located adjacent to Junction 26 of the M1 and would most likely access this junction via the A6002 at Mornington Crescent then the A610. The scale of development and distance from M1 J26 suggest that there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. As there is no rail access, the site would only distribute freight by road.</p> <p>The land is adjacent to Nuthall, very close to Nottingham and Kimberley and also close to Eastwood. These areas include neighbourhoods of high deprivation. Access from these communities can be achieved by good public transport and active travel infrastructure.</p> <p>Whilst the site may be potentially suitable, due to its smaller size it is not preferred.</p>
RBC-L01	Ratcliffe-on-Soar Power Station	<p>The site covers 265 ha (gross), however only 36.4 ha of this is proposed for logistics. In accordance with the adopted LDO, this will be located north of the A543 on the brownfield site of power station.</p> <p>Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development Improvements are likely to be required to junctions on the strategic and non-strategic road network. The Transport Assessment identified a 'severe' impact on the strategic road network at several junctions including M1 Junction 24. Mitigation required at several strategic road junctions. The adopted LDO establishes that mitigation can be agreed and delivered as the site is redeveloped. Rail access can be achieved using the existing rail spur that serves the existing power station.</p> <p>Alongside the strategic road network there is potential for increased traffic on county roads if there is not sufficient capacity on the A453 (the primary route of access), noting that mitigating impacts on Junction 24 may not be delivered until the final phase of the site's development.</p> <p>Although the site is not located near to centres of population or areas of higher deprivation, like the other reasonable alternatives, the northern part of the site is adjacent to East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services.</p> <p>Whilst the allocation of land south of the A453 is likely to have significant effects on the openness of the Green Belt in this area, redevelopment of the power station offers an opportunity to positively enhance the Green Belt and contribute to Green Belt purposes.</p>

Site Ref	Site Name	Summary Step 3 Site Assessments
		<p>Archaeological remains may extend under the site and the Redhill Railway Tunnel Portals are listed.</p> <p>Given the site's extensive areas of brownfield land (north of the A453), its location close to the M1, existing junctions onto the A453, proximity to the East Midlands Parkway railway station and access to the railway network, the power station is potentially suitable as a location for strategic distribution and logistics and a preferred site. This is confirmed through the LDO and the proposed allocation of the site through the Greater Nottingham Strategic Plan. This will require the establishment of exceptional circumstances in order to remove the site from the Green Belt.</p>
RBC-L02	Nottingham 'Gateway'	<p>The site is significant in size, covering 168h. Alternatively a smaller site of 115ha is also being promoted. Both sites provide an opportunity to deliver a distribution and logistics site that far exceeds the minimum size requirements. The site is within a reasonable distance of major labour pool at Clifton, within which there are areas of high deprivation.</p> <p>Access directly onto the A453 is not considered acceptable as it does not provide any wider strategic benefits. Consequently, the landowner has proposed a road bridge over the A453 which connects the site to Green Street from which the A453 can be accessed at the Mill Hill Roundabout. This island may need significant alterations.</p> <p>Indicative masterplan proposes a tram extension to the site and a bus / tram stop. Whilst a tram extension is identified through the site, the present terminus is some distance away in Clifton, and there is only a protected route secured through the Strategic Allocation South of Clifton. As with the sites around Junction 26 of the M1 there are no proposals or funding secured to extend the tram route.</p> <p>The site is not located adjacent to or near existing rail infrastructure. It is however only 6 miles from the nearest operational rail freight interchange at the East Midlands Logistics Park (further if access to the A453 can only be achieved via the Mill Hill roundabout).</p> <p>Whilst the site would, on its own, provide a significant contribution to meeting distribution and logistics needs and there are no significant environmental constraints, there are concerns that the site cannot access the strategic road network without significant highways improvements, including a road bridge (over the A453), widening of Green Street and alterations to the Mill Hill roundabout. Consequently, the site, although potentially suitable (subject to ensuring highways access), is not preferred when compared against those that have railway access.</p> <p>The site is located within an area of Green Belt that performs well against Green Belt purposes. Exceptional circumstances would need to be established to allocate this site.</p>

### Potential supply of strategic warehousing and logistics space

- 52) Table 5.1 of the Logistics Study estimates that 315,000 sq. m of floorspace is committed for potential strategic warehousing (planning permissions and allocations in adopted local plans) and a further 569,634 sq. m is potentially in the future “pipeline” (in draft local plans and planning applications pending). The supply position has therefore been updated to take account of changes since the publication of the Logistics Study and the results of the site assessment exercise set out in this Background Paper. The updated supply position including commitments (planning permissions and allocations in adopted local plans) and potential pipeline supply (draft local plan allocations) are set out at **Appendix 1**.
- 53) In summary, there is 461,041 sq. m of distribution and logistics permitted (committed) on approximately 138 ha of land and 453,600 square metres on about 108.3 ha potentially in the “pipeline” which would mean need would fall to around 571,359 sq. metres on around 163 ha. The Logistics Study considered that redevelopment of existing employment sites could meet 10 – 20% of this remaining need further reducing demand to between 131 and 147 hectares. The preferred sites identified in the Preferred Approach Consultation would make provision for about 74,000 sq. metres on 68 ha. The exact quantum of floorspace is at present unknown to be determined at the planning application stage.

**Appendix 4** outlines the potential supply and compares this against residual need concluding that a very high proportion of the need identified by the Logistics Study would be met leaving a residual amount of between 63 – 79 ha.

## **Conclusions**

- 54) The Logistics Study recommends providing for approximately 425 ha of strategic warehousing and logistics facilities within the Study Area. The Logistics Study estimates of need are considered to be guidance and not a target as the Councils must balance meeting demand for strategic warehousing and logistics against planning policy and environmental constraints. There is a considerable amount of “committed” and potential “pipeline” supply already identified by the Councils across the Nottingham Core and Outer HMAs.
- 55) The Greater Nottingham Councils have taken into account the various operational criteria and planning policy constraints and consider on balance that the preferred sites which could be allocated in the Partnership’s emerging

Local Plans including the Greater Nottingham Strategic Plan, broadly meet the relevant criteria. These preferred sites are:

- **Former Bennerley Coal Disposal Point (BBC-L01)**
- **Ratcliffe on Soar Power Station (RBC-L01)**

56) In combination with the identified “commitments” and potential “pipeline” supply across the entire study area, the preferred sites set out in paragraph 55 above the Greater Nottingham area would provide for a significant growth in the delivery of strategic warehousing facilities in the Logistics Study Area and an increased market share of the wider strategic distribution market. Although not considered within this paper, additional distribution and logistics may come forward within the Greater Nottingham area and those other authorities within the Logistic Study area. This could include identifying additional smaller sites that can accommodate units of 9,000 sqm and above that could also have an important role to play in meeting wider B8 logistics needs and to provide necessary flexibility to address any shortfall in supply, subject to wider planning considerations.

## Appendix 1: List of sites assumed to meet strategic distribution need within the Logistics Study Area

Table A: Allocations and planning permissions

Authority	Site Address	Status	Reference	Floorspace sq. m	Site area hectares
Ashfield	Castlewood Business Park	Planning permission	V/2018/0652	19,235	5
Ashfield	Castlewood Business Park	Planning Permission	V/2021/0362	12,467	2.94
Ashfield	West of Fullwood	Allocation	EM1Sb	17,707	4.54
Ashfield	Harrier Park	Allocation	EM1Ha and planning permission V/2015/0776	31,000	7.75
Mansfield	Penniment Farm, Unit 1	Reserved matters	2017/0572/RES	13,299	3.64
Newark & Sherwood	Land off Brunel Drive	Application permitted to vary conditions in order to erect building for storage and distribution	22/02164/S73M Section 73 application to vary conditions approved under 21/02/408/FULM	63,834	15.61
Newark & Sherwood	Land South of Newark	Outline Planning Permission	10/01586/OUT Allocation NAP2A	110,000	31.3
Newark & Sherwood	Land at Stephenson Way, Newark	Allocation	Allocation NUA/E/2	21,000	5.88
Newark & Sherwood	Land off the A17 Coddington	Planning Permission and reserved matters approval	20/01452/OUTM and 22/02427/RMAM	37,000	16.6
Nottingham City	Former Horizon Factory	Outline planning permission	18/01455/POU	39,619	20
Nottingham City	Blenheim Lane	Reserved matters approval	21/02346/REM	17,000	3.5
Rushcliffe	South of Clifton	Outline planning permission	14/01417/OUT	24,443	6.98

<b>Authority</b>	<b>Site Address</b>	<b>Status</b>	<b>Reference</b>	<b>Floorspace sq. m</b>	<b>Site area hectares</b>
Rushcliffe	South of Clifton	Reserved matters approval	21/02346/REM	9,437	2.7
Rushcliffe	RAF Newton	Reserved matters approval	22/01468/REM	14,000	4.1
Rushcliffe	50% North of Bingham	Allocation	Strategic allocation Policy 22.	31,000	7.1
<b>Total</b>				<b>461,041</b>	<b>137.64</b>

Table B Potential “pipeline”

<b>Authority</b>	<b>Site Address</b>	<b>Status</b>	<b>Reference</b>	<b>Floorspace sq. m</b>	<b>Site area hectares</b>
Ashfield	Junction 27 M1 North East	Draft allocation	Ashfield Draft Local Plan	73,600	18.4
Ashfield	Junction 27 South East	Draft allocation	Ashfield Draft Local Plan	90,000	22.5
Erewash	Stanton North	Planning permission  Draft allocation	1221/0002  Core Strategy  Indicative masterplan	110,000	31
Rushcliffe	Ratcliffe on Soar Power Station	Adopted Local Development Order	Ratcliffe on Soar Local Development Order July 2023	180,000	36.4
<b>Total</b>				<b>453,600</b>	<b>108.3</b>

Table C Total Commitments and “Pipeline”

<b>Total commitments and “pipeline”</b>				<b>914,641</b>	<b>245.94</b>
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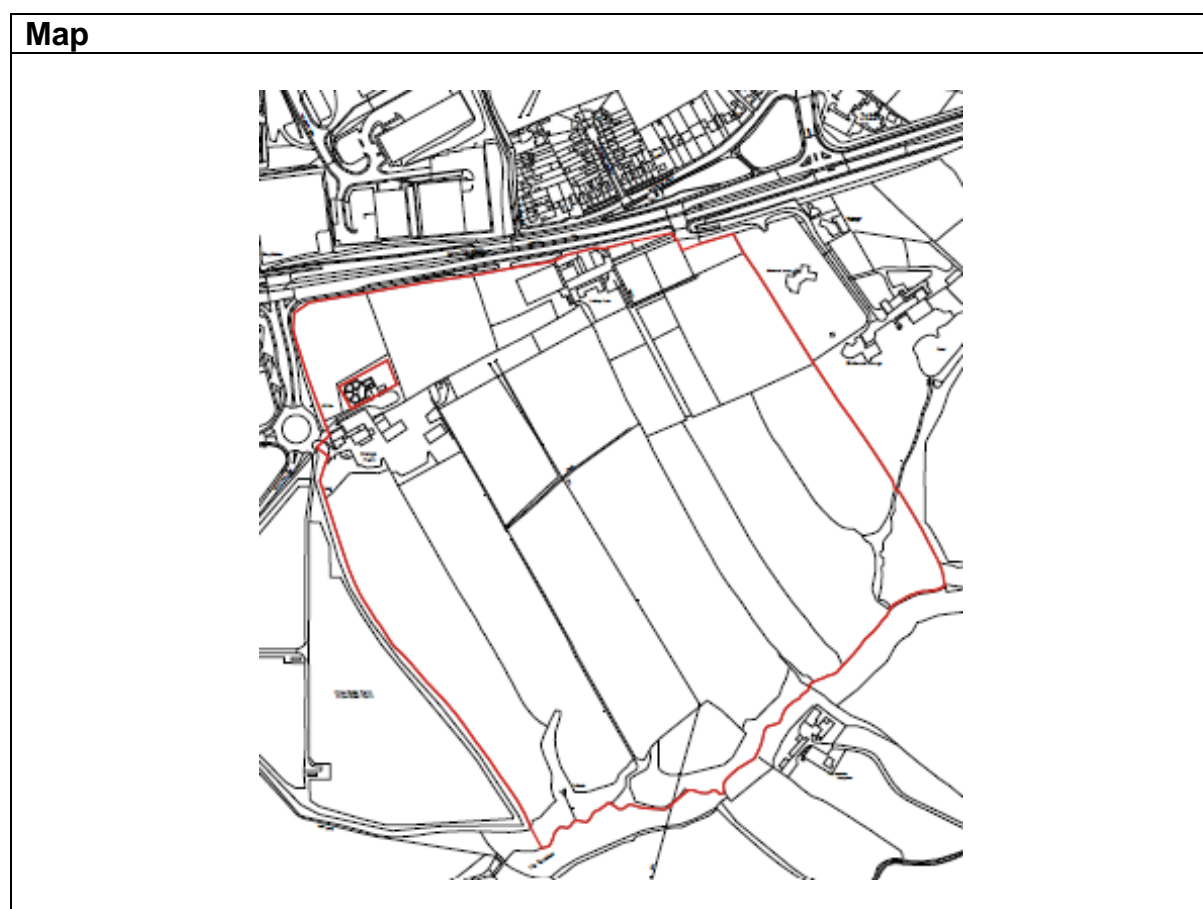


## Appendix 2: Step 2 – Assessment of ‘Pool Sites’ and Identification of Reasonable Alternatives

29 sites within Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe were assessed at Stage 1 in order to identify those that are reasonable alternative sites and further assessment within Stage 2.

### Ashfield

#### ADC-L01: Land East of Pinxton Lane, South of A38, Sutton in Ashfield



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	38 ha of which the applicant considers that approximately 25 ha is the net developable area predominantly for Use Classes B2 and B8.  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfretton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.

Stage 1 Criteria	Details
<p><b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</p>	<p>The site is located off the A38 to the east of Junction 28 of the M1 Motorway. The submission identifies that the site is proposed to be accessed off the roundabout on Pinxton Lane. Significant highway improvements were undertaken as part of the development of Castlewood Business Park. This included the roundabout on Pinxton Lane and substantial junction improvement to the A38 and Pinxton Lane intersection.</p>
<p><b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?</p>	<p>The site is identified as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A38 and close to Junction 28 of the M1 Motorway. The site will need to be considered against any environmental infrastructure and policy constraints within the Stage 2 assessment.</p>

**ADC-L02: Land to the North East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley**

**Map – Illustrative Plan**



Stage 1 Criteria	Details
<p><b>Strategic Scale</b> – Is the site greater than 25Ha?</p>	<p>The site forms part of a proposed employment land allocation in the Draft Local Plan Consultation Oct/Nov 2021. It is also subject to an outline planning application V/2022/0360 which identifies the site area as 26.32 ha. The application proposes a maximum of 65,000 sq m the majority of which would be logistics but with some potential element of B2 uses.</p> <p>Yes</p>
<p><b>Strategic Location</b> – Is the site within an Area of Opportunity?</p>	<p>Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfretton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022. Icenl. Paragraph 10.8.</p>
<p><b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</p>	<p>The site is located off the A608 Mansfield Road, Annesley linking into Sherwood Business Park. It has good connections to the M1 Motorway being located to the north east of Junction 27.</p>
<p><b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?</p>	<p>The site is identified as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1</p>

Stage 1 Criteria	Details
	Motorway. The site will need to be considered against any environmental, historic, infrastructure and policy constraints within the Stage 2 assessment.

**ADC-L03: Land to the South East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley**

**Map**

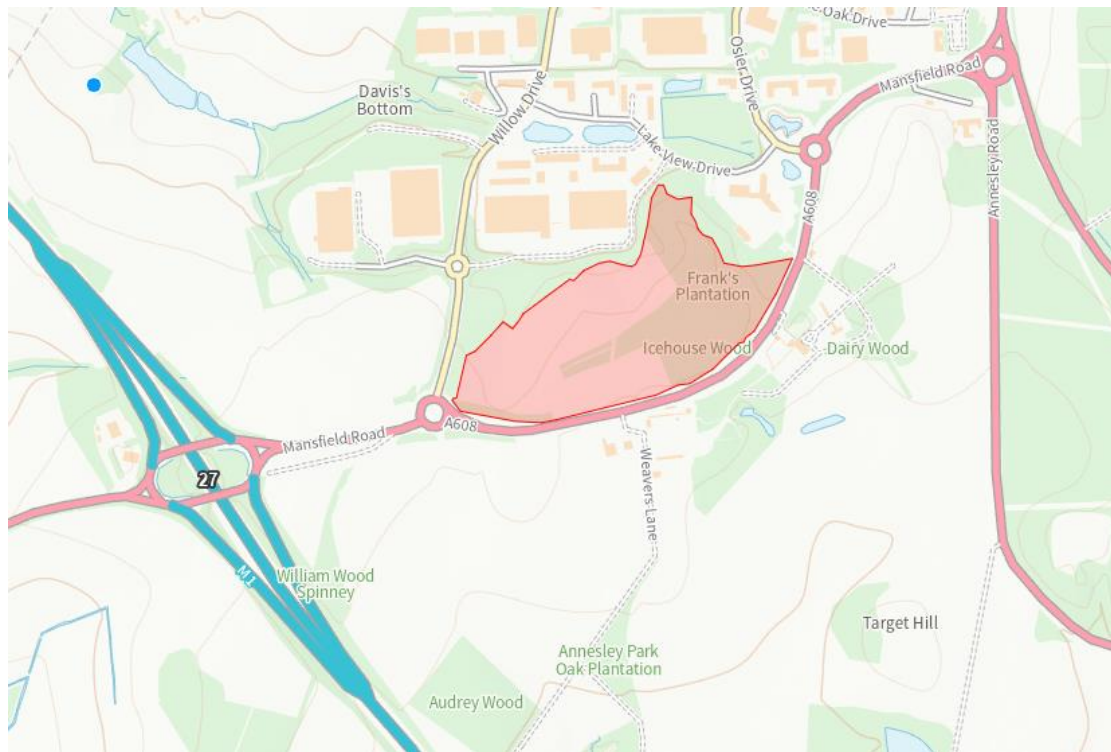


Stage 1 Criteria	Details
<p><b>Strategic Scale</b> – Is the site greater than 25Ha?</p>	<p>The completed Greater Nottingham Councils’ Call for potential Strategic Distribution Sites form identifies the site area as 23.75 ha. This is a smaller site that was submitted to Ashfield District Council SHELAA in 2019. However, a planning application has been submitted on the site, V/2022/0246, which identifies the site area as 26.75 ha. It proposes development with a gross internal area of up to 91,716 sq. m. The use is identified as B2/B8.</p> <p>Yes</p>
<p><b>Strategic Location</b> – Is the site within an Area of Opportunity?</p>	<p>Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022. Icenl. Paragraph 10.8.</p>
<p><b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</p>	<p>The Highway Authority in response to Ashfield’s SHELAA identified that the site is located off the A608 Mansfield Road, Annesley to the south east of Junction 27 of the M1 Motorway identified that the site has access constraints which could be overcome - accessed off a 4<sup>th</sup> arm off the existing Sherwood Business Park island on the A608. This will require the existing island being increased substantially in size with appropriate re-alignment of the dual carriageway/provision of deceleration lanes etc. on the A608.</p>

Stage 1 Criteria	Details
	It is understood that additional work is being undertaken in relation to highways and the potential impact in relation to Junction 27 of the M1 Motorway as part of the current planning application.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1 Motorway. The site will need to be considered against any environmental, historic, infrastructure and policy constraints within the Stage 2 assessment.

**ADC-L04: Land to the South Sherwood Business Park, off A608 Mansfield Road, Annesley**

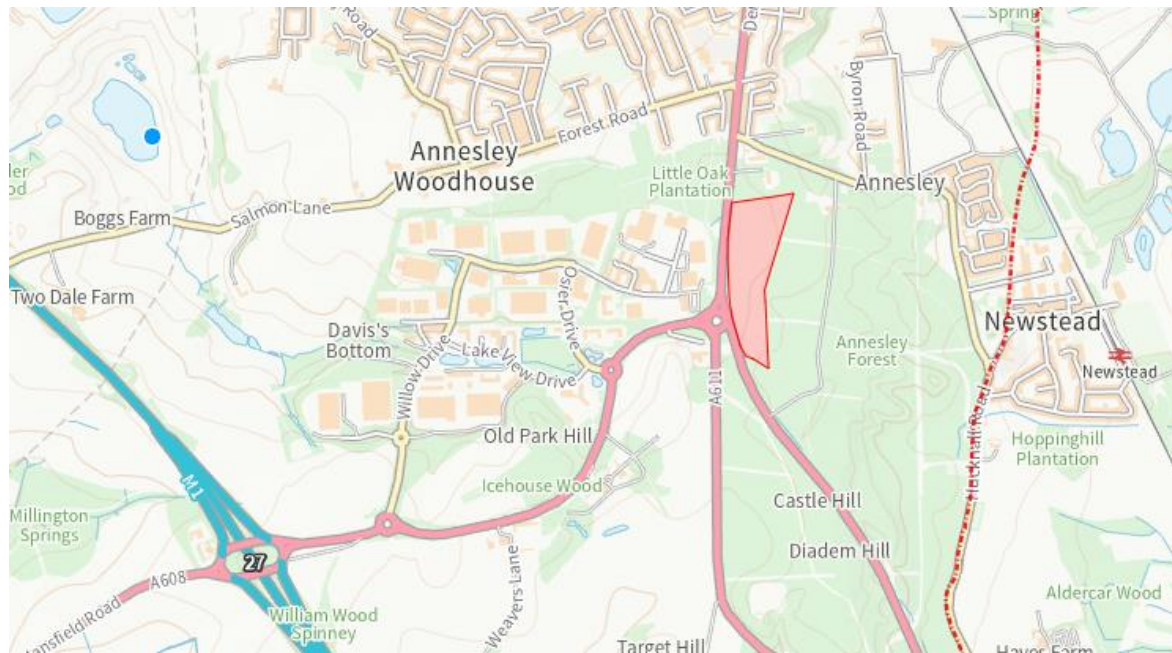
**Map**



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	The site area is identified as 17.6 ha with a proposed development of up to 27,870 sq. m.  No
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	The site is located off the A608 Mansfield Road, Annesley to the north east of Junction 27 of the M1 Motorway and links to Sherwood Business Park.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site does not meet the criteria of being more than 25 ha and consequently is not carried forward to a Stage 2 Assessment.

**ADC-L05: Land to the East of Sherwood Business Park, off A611 Derby Road, Annesley**

**Map**



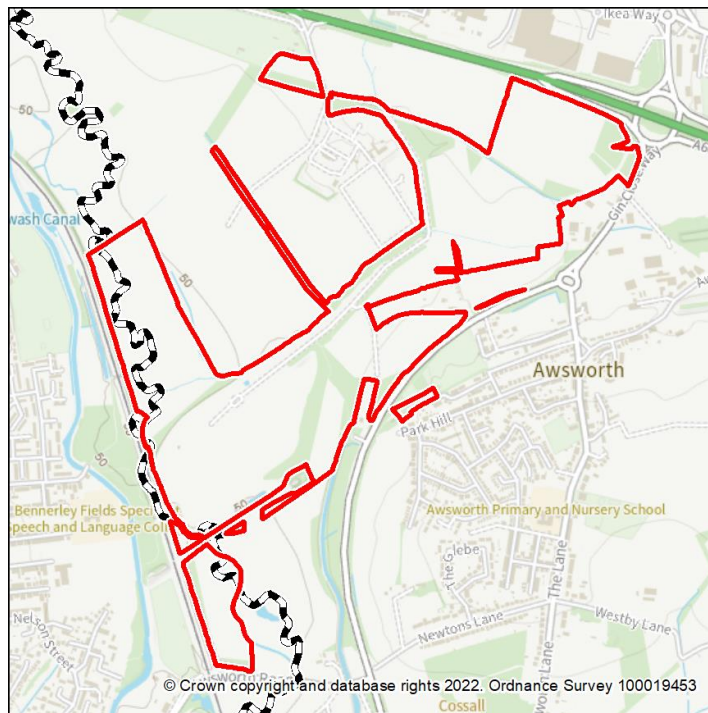
Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	The site area is identified as 9.0 ha with the proposed development of up to 18,580 sq. m.  No
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	The site is located off the A611, Derby Road, Annesley. The site is approximately 2.4 kilometres from Junction 27 of the M1 Motorway. Consequently it has good connections to the highway network and M1.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site does not meet the criteria of being more than 25 ha and consequently is not carried forward to a Stage 2 Assessment.



## Broxtowe

### BBC-L01: Former Bennerley Coal Disposal Point

#### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site covers 68 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at Junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “Existing access onto the A610, secondary access could also be provided onto an existing junction on the A6096. Directly connected to the rail network. The site is central to the strategic highway network which linking [sic] to Junction 26 of M1 for connections to the south and north, near the A50 to the west and A610 to the east. This would provide suitable road access to the site for HGV’s.”

<b>Stage 1 Criteria</b>	<b>Details</b>
<b>Stage 1 Conclusion</b>	The site is being identified as a reasonable alternative for further consideration because of its capacity, its proximity to the A610/M1 and the possibility of rail access.

## BBC-L02a: Gilt Hill (smaller site)

### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes. The site covers 25.17 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise: “The site has good access to the strategic highway network with access on to the A610 dual carriageway, which is 2 miles to Junction 26 of the M1 Motorway.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, location within an Area of Opportunity and its proximity to the A610/M1.

## BBC-L02b: Gilt Hill (larger site)

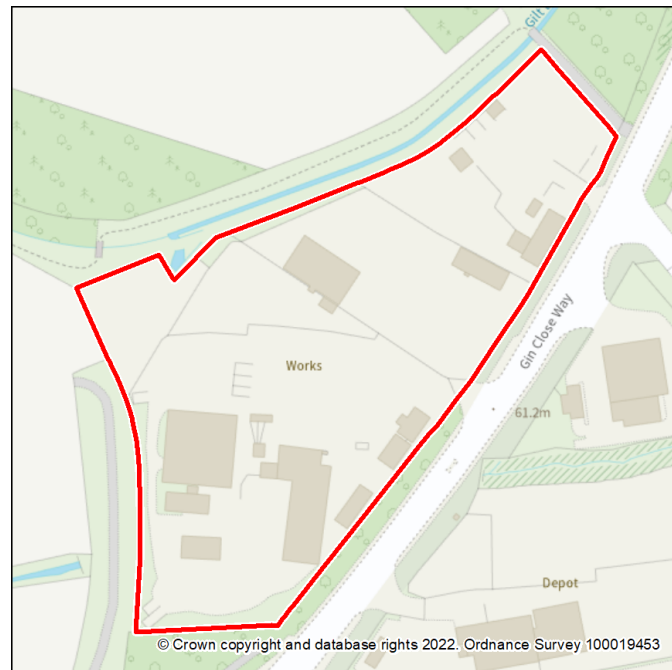
### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is approximately 50 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “The site has good access to the strategic highway network with access on to the A610 dual carriageway, which is 2 miles to Junction 26 of the M1 Motorway.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, location within an Area of Opportunity and its proximity to the A610/M1.

## BBC-L03: 'Gin Close Way'

### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	No.  The site is only 1.97ha  (However, it could be considered in conjunction with adjacent site BBC-L01.)
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	Yes, site is adjacent to A6096 and its junction with the A610. Junction 26 of the M1 is approximately 2 miles via the A610.
<b>Stage 1 Conclusion</b>	The site is not being identified as a reasonable alternative for further consideration in itself, because of its size. However, it could be considered in conjunction with the adjacent site BBC-L01, given its proximity to the A610/M1.

## BBC-L04: Land at Kimberley Eastwood Bypass

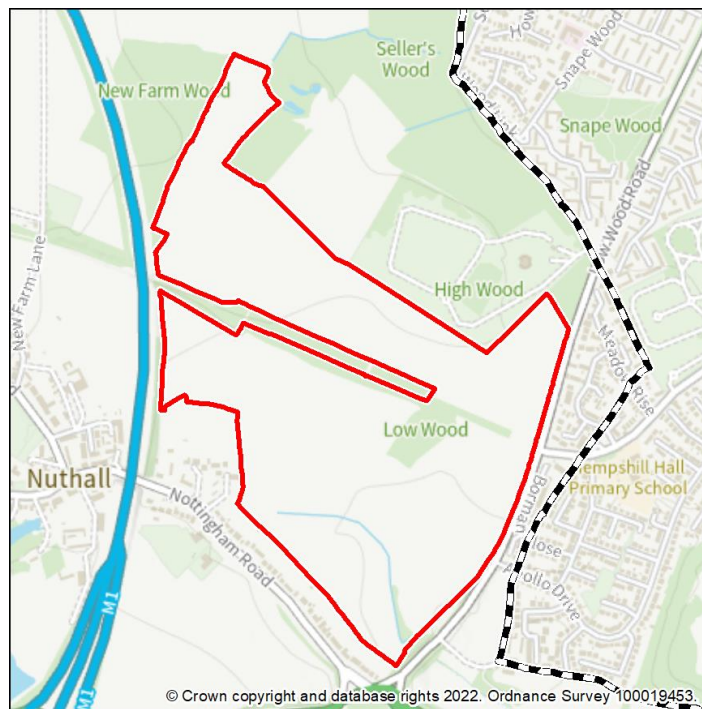
### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	No. The site is 21.64 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is within the Area of Opportunity around junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise that “the site benefits from exceptional connections with the strategic highway network. It sits immediately adjacent to J26 of the M1 and the A610.”
<b>Stage 1 Conclusion</b>	The site is being identified as a reasonable alternative for further consideration because of its size, location within an Area of Opportunity and connectivity to the A610 and M1.

## BBC-L05: Land at Low Wood Road, Nuthall

### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes. The site covers 57.22 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located close to Junction 26 which is an Area of Opportunity.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise: “The site immediately adjoins the A610 off the two proposed access roads which connects the site to the M1 at Junction 26. Junction modelling undertaken by our Transport Consultant indicates that there is sufficient capacity within the existing junctions within the vicinity of the site.”
<b>Stage 1 Conclusion</b>	The site is being identified as a reasonable alternative for further consideration because of its capacity, location within an Area of Opportunity and its connectivity to the A610 and M1.

## BBC-L06: Land at New Farm, Nuthall

### Map

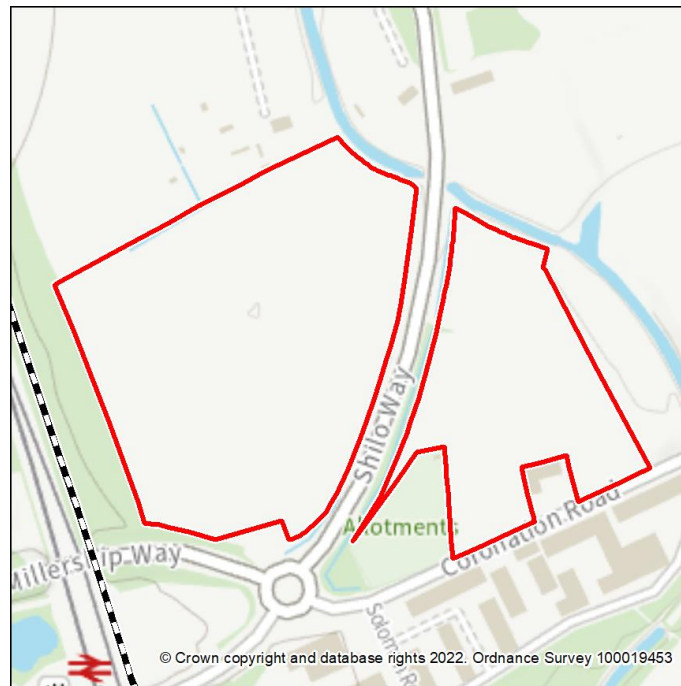


Stage 1 Assessment	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is 40.90 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity around Junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “Access to Blenheim Industrial Park, connecting to Low Wood Road (A6002) which connects to the A610 and M1 motorway. Approximately 3.7km (6 minute drive) from the M1 J26 via good quality roads.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, its location within an Area of Opportunity and its proximity to the M1 and A610.



## BBC-L07: Land at Shilo Way

### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	10.07ha (The owners/promoters' figure is 11 ha.) The site is divided by a road.  No.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is within an Area of Opportunity around junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	Yes, site is adjacent to A6096. Junction 26 of the M1 is approximately 3.5 miles via the A6096 and A610.
<b>Stage 1 Conclusion</b>	The site is not being identified as a reasonable alternative for further consideration because its limited size appears to make it unsuitable for large-scale logistics development.

**BBC-L08: Land to south-east of junction 26 of M1, Nuthall**

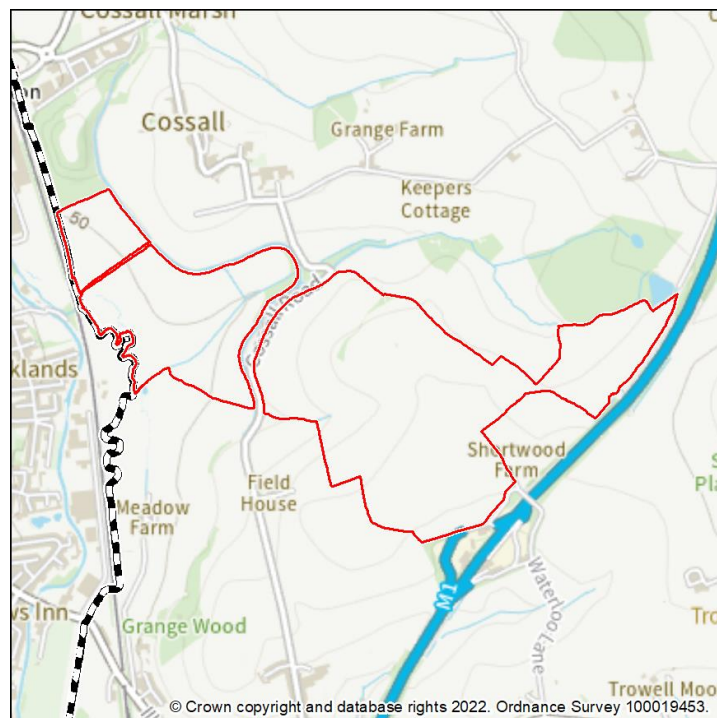
**Map**



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is 25.01 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is within an Area of Opportunity around junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise that: “Access would be via the A6002, which connects to junction 26 of the M1”.
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, its location within an Area of Opportunity and its proximity to the M1 and A610.

## BBC-L09: Land at Waterloo Lane, Trowell

### Map



Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is 118.06 ha. (The owners/promoters' figure is 120 ha.)
<b>Strategic Location – Is it within an Area of Opportunity</b>	Partially, although adjacent to the M1, it is not located close to either Junction 25 or 26.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise that connectivity to the M1 would be achieved “via Trowell service junction of M1 and A609/A610 to J26 M1”.  Access directly onto the M1 via Trowell Services is likely to raise complicated negotiations with Highways England, detailed modelling of impacts upon the M1 (congestion and safety), and likely motorway access improvements.  Alternative access via Junction 26 would appear to involve use of the A6002 (east of the M1), between the A609 and A610.
<b>Stage 1 Conclusion</b>	The site is not being identified as a reasonable alternative for further consideration because it is peripheral to, and partly

Stage 1 Criteria	Details
	outside, the 'Area of Opportunity', and because it appears to have no appropriate means of access.

# Erewash

## NC1.2PA: Stanton Tip / Stanton Park

### Map

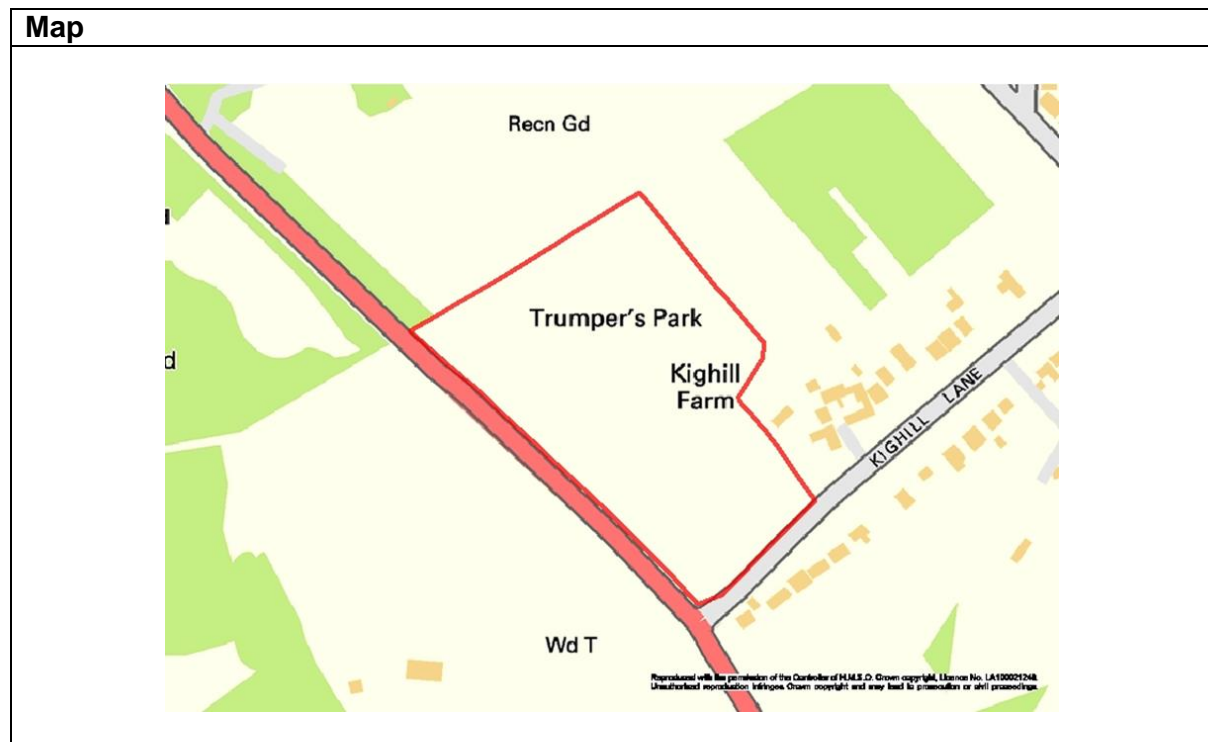


Stage 1 Criteria	Details
<p><b>Strategic Scale</b> – Is the site greater than 25Ha?</p>	<p>Yes, the site is a strategic employment allocation in the draft Erewash Core Strategy Review. It is approximately 80 hectares in size.</p> <p>An outline planning permission for a maximum of 261,241sqm of mixed employment floorspace was granted in 2022 as part of ERE/1221/0002. The logistics/B8 component will be determined through a reserved matters application.</p>
<p><b>Strategic Location</b> – Is the site within an Area of Opportunity?</p>	<p>No – the site is located north of Area of Opportunity 3 (Para 10.8 of the Report) identified around J25 of the M1 which also stretches east and west along the A52 corridor.</p>
<p><b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</p>	<p>Whilst the site is in very close proximity to the M1 motorway, vehicular access is more indirect, with road connections to the strategic highway network needing to be taken through Sandiacre to access J25.</p>

Stage 1 Criteria	Details
<p><b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?</p>	<p>The site is identified as a reasonable alternative for further consideration because of its size, its location on the edge of an area of opportunity (as identified in the Logistics Study), its location adjacent to the M1 and the planning status of the site now it benefits from an outline consent for mixed employment uses.</p>

# Gedling

## GBC-L01: West of Kighill Farm



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	5.45 ha No
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	<p>The Highway Authority will seek to resist any new access points off the A60 Mansfield Road in this vicinity which forms part of the core road network, as it could have an effect on traffic flows to the detriment of highway safety. The rural location of the site will likely encourage heavy car use and is not sustainable.</p> <p>Approximately 9 miles to M1 junction 27. Does not have direct access to A60 which is not dualled. The site does not meet the criteria for road access.</p>
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	<p>The site is not identified as a reasonable alternative for further consideration because it is too small and does not meet the criteria for road access.</p>

## GBC-L02: Land at Stockings Farm, Redhill

### Map



Stage 1 Criteria	Details
<p><b>Strategic Scale –</b></p> <p>Is the site greater than 25Ha?</p>	<p>10 ha promoted for employment uses by landowner as part of a mixed use site (SHLAA site G462). Site G462 net developable area is approximately 20 ha.</p> <p>No</p>
<p><b>Strategic Location –</b> Is the site within an Area of Opportunity?</p>	<p>Not located within an Area of Opportunity for strategic distribution sites.</p>
<p><b>Strategic Highway Connections –</b> Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</p>	<p>The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.</p> <p>Access onto Leapool Island A60 and A614. The A60 and A614 are not dualled. The A60 towards Nottingham is heavily congested. The site is remote from M1 junctions. Junction 26 is approximately 10km.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Arnold shopping centre and therefore accessible to the labour market.</p>



Stage 1 Criteria	Details
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The land is not considered a reasonable alternative for strategic distribution on the basis that the site is insufficiently large enough and not within an Area of Opportunity for distribution uses. The location does not meet the criteria for having good road access with congestion on the A60 and its associated AQMA being a particular issue.

# Nottingham

## NCC-L01: Stanton Tip / Stanton Park

### Map

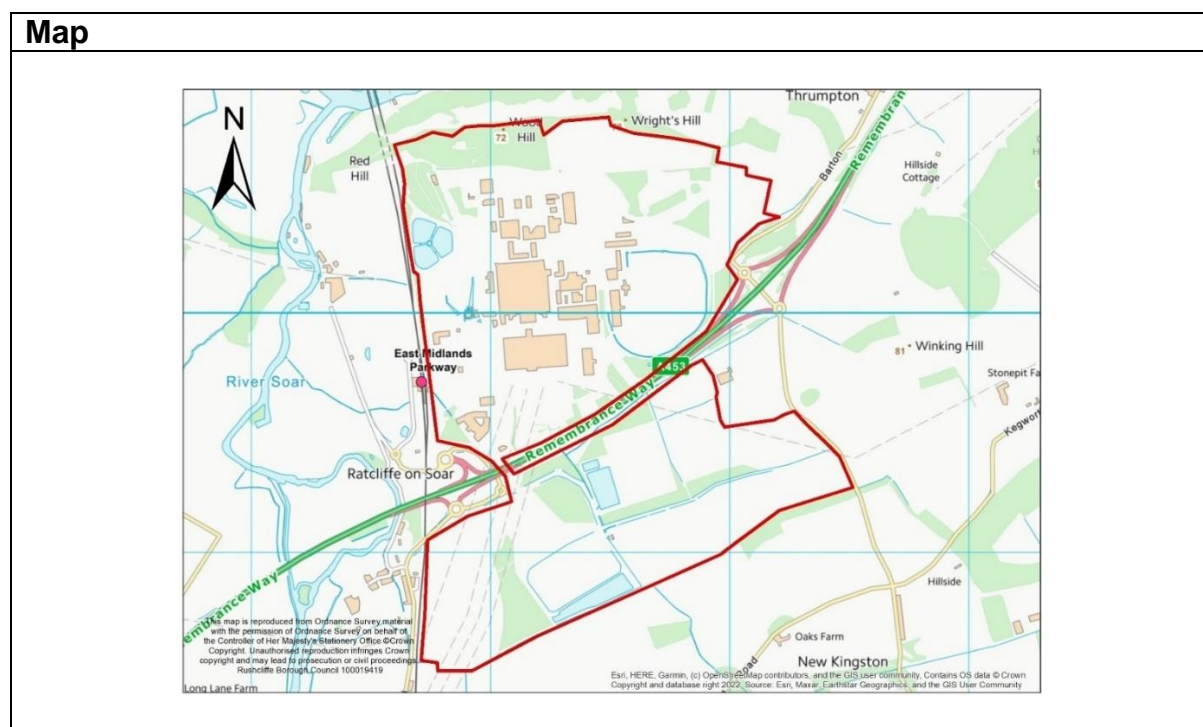


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Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	No, 42.65 hectares, but only 25 ha net developable area. As the existing Local Plan allocation is for mixed use, the full 25 ha is not available for logistics use.
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – the site is on the edge of 1 of 5 ‘Areas of Opportunity’-area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley)’ identified by Logistics Study.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Close to the A610 and junction 26 of the M1
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	<p>The site is not a reasonable alternative for further consideration within Stage 2 because of the land available for strategic logistics is less than 25ha.</p> <p>Although an element of logistics use may be appropriate as part of a mix of uses, the site is not considered suitable for a strategic scale logistics development.</p>

# Rushcliffe

## RBC-L01: Ratcliffe-On-Soar Power Station



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	265 ha (gross), of which approximately 36.4 Ha of the site is proposed for logistics  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes, the site is within an Area of Opportunity adjacent to A453.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development improvements are likely to be required to junctions on the strategic and non-strategic road network.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of the site's location adjacent to the strategic network (A453 (M1)) and access to it. The A453 is an Area of Opportunity for strategic distribution. It also has existing utilities infrastructure. Part of the site is promoted by the landowner as a location for strategic distribution and up to 180,000 sqm of logistics development is identified within the draft LDO. Redevelopment offers opportunities to improve the local environment and wider area.

## RBC-L02: Nottingham 'Gateway'

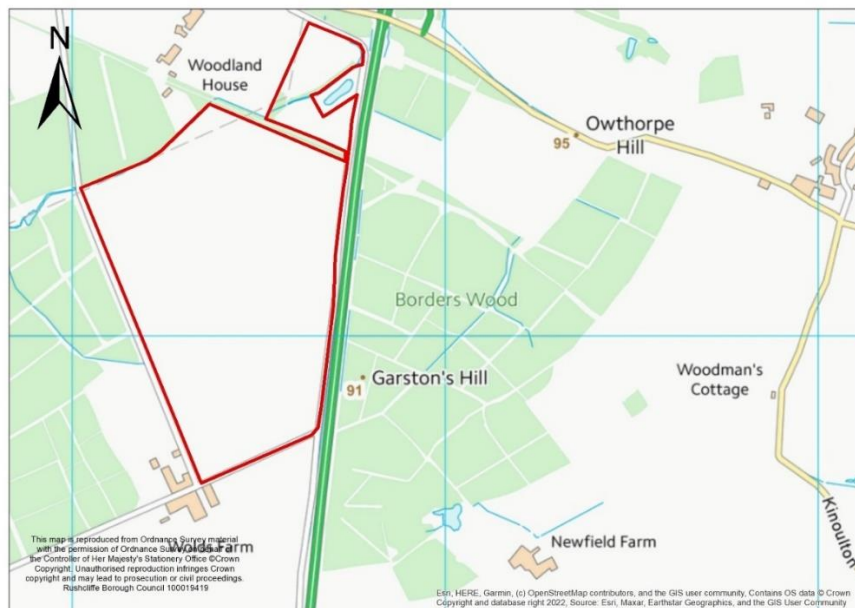
### Map



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	168 ha. An alternative smaller area of approximately 115Ha is also being promoted which excludes the land to the east of Nottingham Road in its entirety  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – within the A453 Area of Opportunity.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Adjacent to the A453 and the northern edge of the site is around 4.5 miles away from Junction 24 of the M1 if direct access could be achieved onto the A453. Access would require a new junction or access to an existing junction. The landowner has proposed a junction arrangement which is considered further in the part 2 assessment, together with National Highways view on whether direct connection to the A453 would be acceptable in principle
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of the site's size, its location within an area of opportunity (as identified in the Logistics Study) and location adjacent to the A453. Alongside environmental and policy constraints, consideration within the Stage 2 assessment must determine whether access onto the A453 is viable and deliverable.

## RBC-L03: South of Owthorpe Lane

### Map



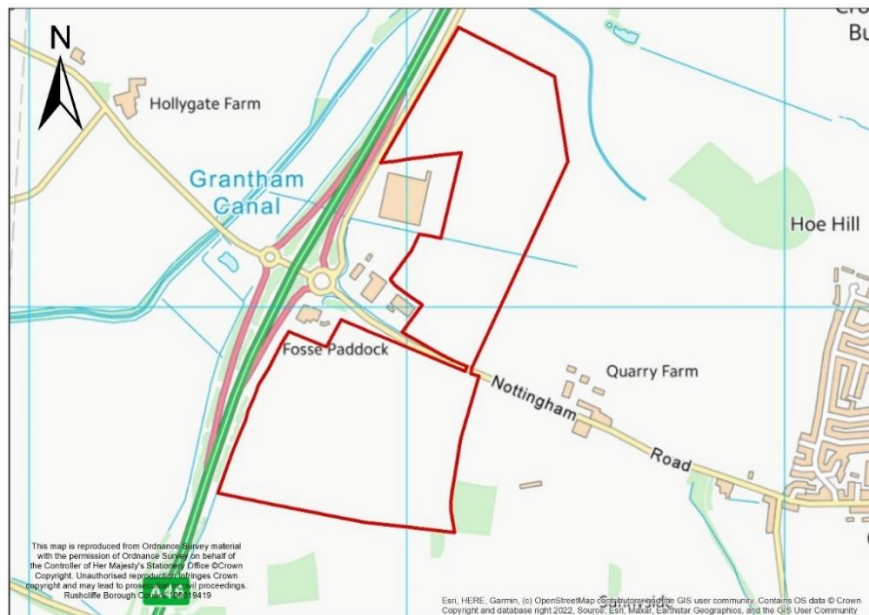
Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	50 ha Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No – Although on the A46, it is beyond the Area of Opportunity identified along the A46 at Newark.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	<p>Site is adjacent to A46 and access to this strategic highway may be achieved via the Owthorpe Road Junction, subject to advice from Highways England.</p> <p>The site's location is not considered optimal for strategic distribution. As identified in the Logistics Study, access to the M1 and A1 is a priority. However, the M1 is 22 miles south on the A46 at Leicester, less if lorries travel through Cotgrave and use the A606, A52 and A453 (joining at Kegworth).</p> <p>The A1 can be joined 20 miles north at Newark, directly along the A46, or 20 miles east at Grantham via the A52.</p> <p>These alternative routes east and west require the use by lorries of single carriageway roads to access the A1 and M1.</p>
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Nottinghamshire Core & Outer HMA Logistics Study. It is also around 22 miles from the M1 and around 20 miles from the A1.

Stage 1 Criteria	Details
	Therefore, the site is not identified as a reasonable alternative for further consideration.



## RBC-L05: Stragglethorpe Junction

### Map



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	51 ha Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No – Although on the A46, it is beyond the Area of Opportunity identified along the A46 at Newark.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Site is adjacent to A46 and access to this strategic highway may be achieved via the Stragglethorpe Junction, subject to advice from Highways England. Not close to the M1. Close to the A46 however the route is not fully dualled and connections to the M1 northbound and A1 would be via the largely single carriageway A52.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	<p>Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Nottinghamshire Core &amp; Outer HMA Logistics Study. Therefore, the site is not identified as a reasonable alternative for further consideration.</p> <p>The site's location is not considered optimal for strategic distribution. As identified in the Logistics Study access to the M1 and A1 is a priority. However, the M1 is 24 miles south on the A46 at Leicester, less if lorries travel west, using the A52 and A453 (joining at Kegworth).</p>



## RBC-L06: Margidunum

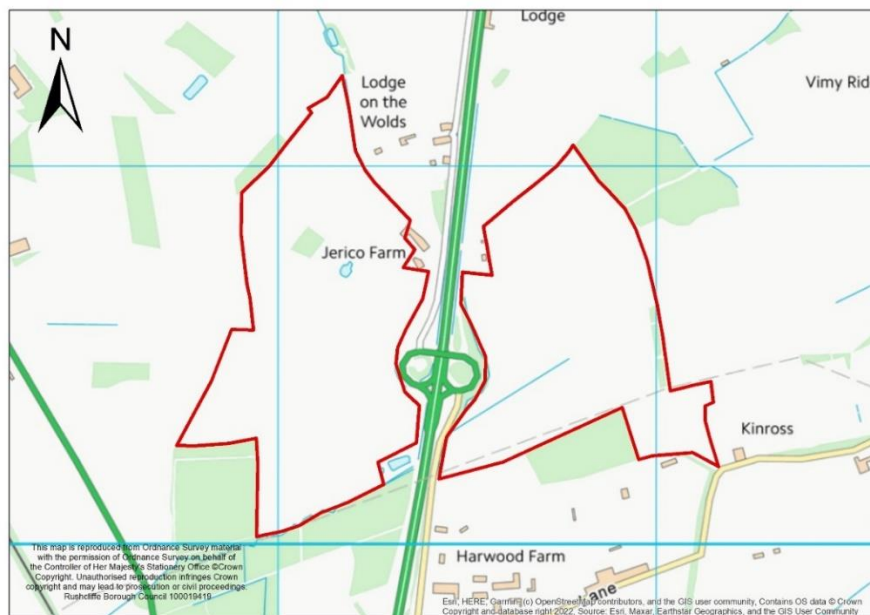
### Map



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	13.9 ha (taken from site submission)  No
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No – Although the site adjacent to the A46, it is beyond the Area of Opportunity identified along the A46 at Newark.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Site is adjacent to A46 and access to this strategic highway may be achieved via the Foss Way and Bridgford Street Junction, subject to advice from Highways England. The M1 is 29 miles south on the A46 at Leicester. The A1 is 12 miles north on the A46 at Newark. It is not located close to the M1.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is not identified as a reasonable alternative for further consideration. It is below 25 ha and not within an Area of Opportunity as identified in the Logistics Study. Although the site is adjacent to A46, the M1 is 29 miles south on the A46 at Leicester. The A1 is 12 miles north on the A46 at Newark.

## RBC-L07: Jerico Farm

### Map



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	75 ha  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No - Although on the A46, it is beyond the Area of Opportunity identified along the A46 at Newark.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	There is access to the site via the A46 as well as also being located near the A606 (Melton Road). The A606 is a single carriageway, however. The M1 can be accessed south on the A46 (19 miles). The A1 accessed north on the A46 (19 miles). These junctions are a considerable distance. The A46 is currently single carriageway around Newark. To head north on the M1, avoiding this journey south on the A46, requires the use of the A606, A52 and A453 (17 miles). To head south on the A1 requires the use of the A52, a single carriage way (19 miles).
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is not identified as a reasonable alternative for further consideration. It is not within an Area of Opportunity as identified in the Logistics Study. Although the site is adjacent to A46, the M1 is 19 miles south on the A46 at Leicester. The A1 is 19 miles north on the A46 at Newark.

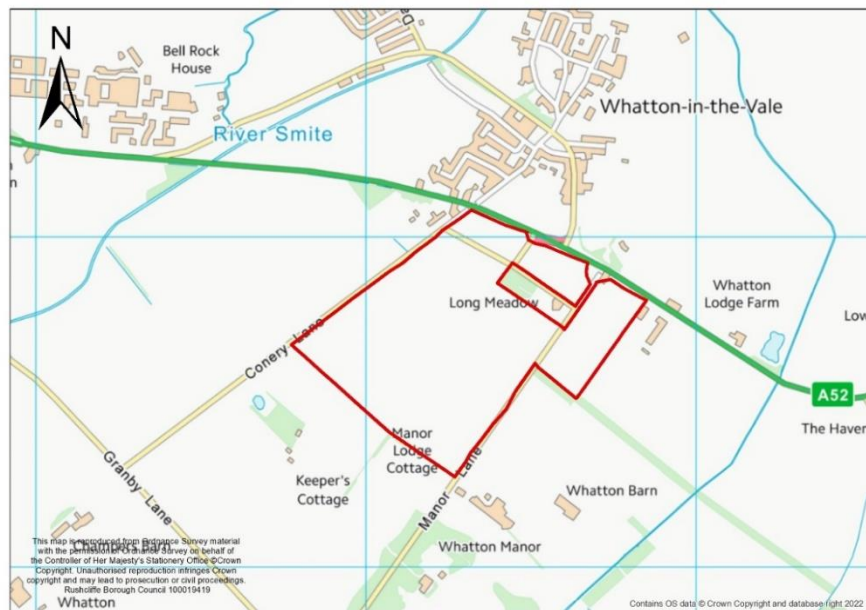
## RBC-L08: Butt Lane (Fosse Way) East Bridgford



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	5.53ha  No
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No - Although on the A46, it is beyond the Area of Opportunity identified along the A46 at Newark.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Site is adjacent to A46 and access to this strategic highway could be achieved via the Fosse Way and Bridgford Street Junction, subject to advice from Highways England. The M1 is 29 miles south on the A46 at Leicester. The A1 is 12 miles north on the A46 at Newark. At present, the A46 is single carriageway around Newark.  Suitable access can be provided from Fosse Way, for both vehicles (including HGVs) and pedestrians.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is not identified as a reasonable alternative for further consideration. The site is too small to deliver strategic distribution development. Whilst there may be opportunities to deliver a larger allocation if combined with RBC-L1-L06, land between them is in separate ownership and is currently occupied by commercial operations.  The site is not located within an Area of Opportunity within the Logistics Study.

## RBC-L09: Land South of A52, Whatton

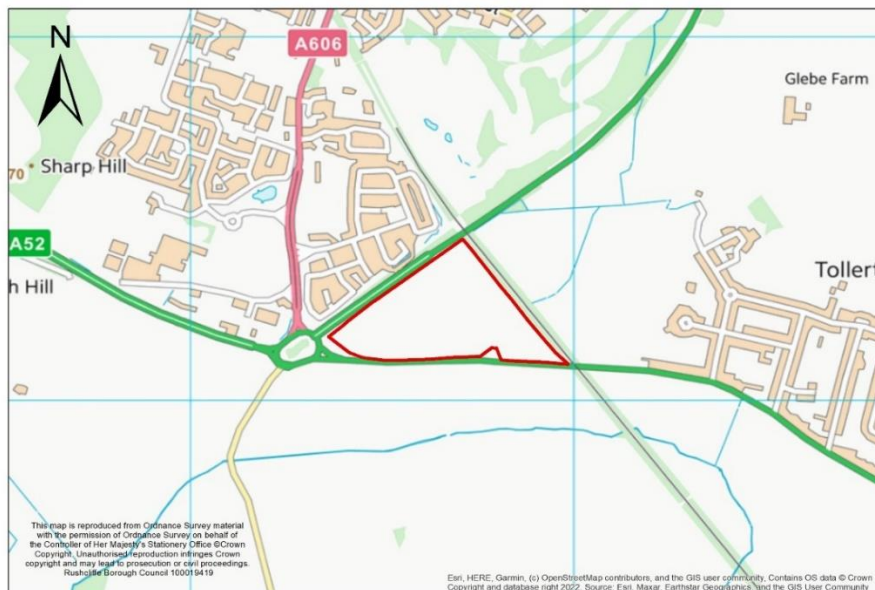
### Map



Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	40 ha Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Access to the site from the A52 can be gained from Melton Road (A606). From the junction with the A52, the M1 can be accessed via the A52 and A453. The M1 is 14 miles via this route. The A1 would be accessed via the A52 east and the A46 (21 miles). The route is not dualled between Radcliffe on Trent and the A46.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	The site would be accessed from the A52, which provides access to the M1, A46 and A1. This however is not a dual carriageway and the junctions to the M1 and A1 strategic routes are a considerable distance away.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is not identified as a reasonable alternative for further consideration. It is not within an Area of Opportunity as identified in the Logistics Study and the A52 is not dualled between the site and the A1, 9 miles to the east. The M1 to the west is a considerable distance via the A52 (also not dualled until after Radcliffe on Trent) and A453 (22 miles). If heading south, the M1 is 30 miles along the A46.

## RBC-L10: Melton Road, Edwalton

### Map



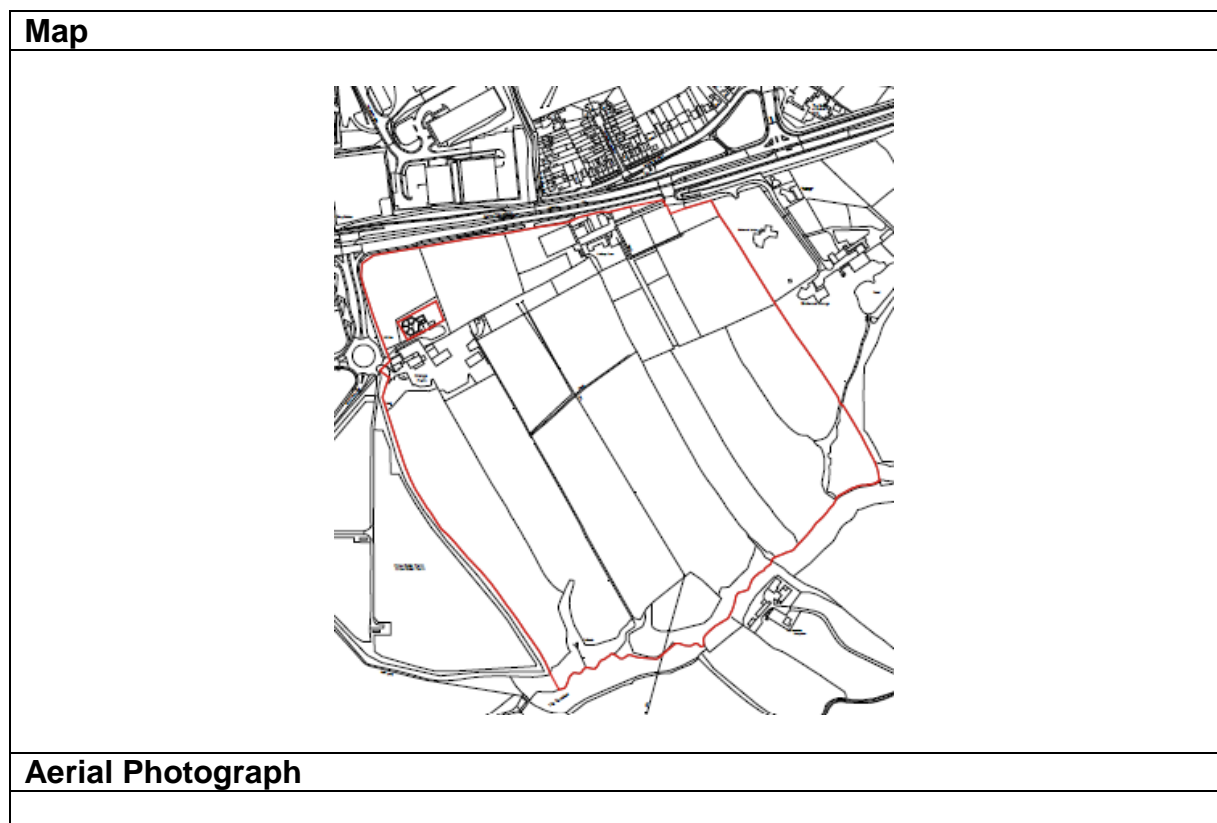
Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	11 ha.
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Access to the site from the A52 can be gained from Melton Road (A606). From the junction with the A52, the M1 can be accessed via the A52 and A453. The M1 is 14 miles via this route. The A1 would be accessed via the A52 east and the A46 (21 miles). The route is not dualled between Radcliffe on Trent and the A46.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is not identified as a reasonable alternative for further consideration. The site is not large enough to deliver strategic scale distribution. Access to the M1 and A1 requires the use of strategic routes which are not dualled and experiencing significant congestion. Notably the A52.

## Appendix 3: Steps 3 – Identification of Suitable and Preferred Sites.

Following the assessments at Stage 1 (see Appendix 2), thirteen sites within Ashfield (3), Broxtowe (7), Erewash (1) and Rushcliffe (2) were carried forward as reasonable alternatives for further assessment of their suitability for strategic distribution and logistics. As reasonable alternatives they have also been assessed within the Sustainability Appraisal. Conclusions determine which sites are potentially suitable and which are preferred.

### Ashfield

#### ADC-L01: Land East of Pinxton Lane, South of A38, Sutton in Ashfield



## Map



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	38 ha of which the applicant considers that approximately 25 ha is the net developable area predominantly for Use Classes B2 and B8.  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfretton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	The site is located off the A38 to the east of Junction 28 of the M1 Motorway. The submission identifies that the site is proposed to be accessed off the roundabout on Pinxton Lane. Significant highway improvements were undertaken as part of the development of Castlewood Business Park. This included the roundabout on Pinxton Lane and substantial junction improvement to the A38 and Pinxton Lane intersection.
<b>Stage 1 Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A38 and close to Junction 28 of the M1 Motorway. The site will need to be considered against any environmental infrastructure and policy constraints within the Stage 2 assessment.

## Stage 2 Assessment

**General – floorspace, type of site, other assessments and viability**

<b>Stage 2 Criteria</b>	<b>Details</b>
<b>Site Size</b> – Is the site 50ha or more?	No Site is 38 hectares.
<b>Estimated employment floorspace</b>	80,250 sqm of employment uses in Classes B2 (general industrial) and B8 (storage and distribution) sqm (Outline planning application submitted v/2023/0021).
<b>Existing use</b>	Agricultural use
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SELAA conclusion</b>	This site has not been assessed within the SHELAA
<b>Relevant Growth Options Study Conclusions</b>	The Growth Options Study was not applicable to Ashfield.
<b>Viability and deliverability</b>	Site promoter considers the site is in an attractive location for the logistics market and is economically viable. It would fully fund all necessary infrastructure.

### **Transport Infrastructure and Accessibility**

<b>Transport Infrastructure</b>	<b>Commentary</b>
<b>Strategic highways</b> – Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	The site is located off the A38 close to Junction 28 of the M1 Motorway.  National Highways considers planning applications for new developments under the requirements of the National Planning Policy Framework (NPPF) and Department for Transport Circular 01/2022: The Strategic Road Network and The Delivery of Sustainable Development. As of 12 <sup>th</sup> April 2023 National Highways are requesting a copy of a Transport Assessment for the planning application to consider the implications for the Strategic Road Network. Similarly, Nottinghamshire County Council as the Highway Authority will review the proposed access of the Pinxton Lane/ Farmwell Lane Roundabout and the A38.
<b>Rail network accessibility</b>	The site is not located adjacent to or near existing rail infrastructure.
<b>Accessibility to labour</b> – proximity to centres of population and ability to be served by public transport and active travel.	Labour market - The site is located on the edge of the Main Urban Area of Sutton in Ashfield and close to the population centres at Kirkby-in-Ashfield, South Normanton and Alfreton.  Bus stops are identified the general area as follows:



Transport Infrastructure	Commentary
	<ul style="list-style-type: none"> <li>• AS0815 Grange Farm (Pinxton Lane) – Bus stop pole and flag, raised boarding kerbs, layby/ enforceable clearway.</li> <li>• AS0816 Grange Farm (Pinxton Lane) – Custom and practice</li> <li>• AS0096 Common Road (Alfreton Road) – Bus stop pole and flag, raised boarding kerbs, polycarbonate bus shelter, lay-by/enforceable clearway.</li> <li>• AS0099 Common Road (Alfreton Road) – Real time pole and flag, raised boarding kerbs, polycarbonate bus shelter (Clear Channel), lay-by/enforceable clearway.</li> </ul> <p>Transport and Travel Services at Nottinghamshire County Council have identified that they would require a bus management plan including details of how bus service would be enhanced together with contributions towards improvements to bus stops in the area.</p>

### Other Critical Infrastructure

Type	Comments
<b>Utilities</b>	<p>Electricity – No abnormal requirements identified by the site promoter.</p> <p>Gas – No abnormal requirements identified by the site promoter.</p> <p>Water Supply – No abnormal requirements identified by the site promoter.</p> <p>Waste Water – No abnormal requirements identified by the site promoter.</p> <p>IT/ Communications – No abnormal requirements Identified by the site promoter.</p>
<b>Blue and Green Infrastructure</b>	<p>A significant part of the site is designated as local wildlife sites or ancient woodland. The Maghole Brook watercourse forms the southern boundary of the site. A right of way, Sutton In Ashfield FP56, crosses the northern part of the site.</p>
<b>Other</b>	-

### Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing		9. Brownfield Land	

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

Please note that:

- At the time of drafting this paper, the site had not been appraised in the Local Plan's SA.
- Ashfield District Council SA has a different objective numbering to the Greater Nottingham SA.
- The SA was undertaken as part of the Draft Local Plan 2021. It does not take into account emerging evidence after the Draft Local Plan when out to consultation, including Heritage Impact Assessment, Habitat Regulations Assessment and Whole Plan Viability.

### Constraints and other considerations

Topic	Commentary
Green Belt	The site is not in the Green Belt.
Agricultural Land	There has no specific site assessment of the Agricultural Land Classification. Based on the 1:250 000 Series Agricultural Land Classification the land is broadly identified as potentially being within Grade 3 and/or Grade 4.
Land Contamination	No contamination identified.
Carbon Neutrality	The development would be subject to full environmental analysis as part of the allocation and planning application process.
Impact on Air Quality	There are no designated Air Quality Management Areas within Ashfield at this time. However, the A38 near Junction 28 of the M1 Motorway has been identified as an area where there has been a requirement for additional air quality monitoring in the past.

Topic	Commentary
<b>Flood Risk</b>	The site is located in Flood Zone1. Some areas of surface water flooding are identified on the Flood Map for Planning.
<b>Natural Environment</b>	<p>A significant part of the site to the south east and south is designated as Local Wildlife Sites comprising the Fulwood Grassland II and Fulwood Grassland III. LWS Fulwood Meadows and the Maghole Brook and Ashfield District Dumble are located adjacent to the site. Part of the area is also designed as Ancient Woodland and a significant area of the woodland is subject to a Tree a Preservation Order.</p> <p>The allocation / development of the site would result in the loss of existing habitats formed by hedgerows and trees would be lost to facilitate the development.</p> <p>It would need to be demonstrated that the environmental impacts of any development could be mitigated against as it is anticipating that, if taken forward, there would be a substantial negative impact on the LWSs located on the site.</p>
<b>Historic Environment</b>	There are no identified designated or non-designated heritage assets on the site at this time. However, the proposal is to demolish buildings at Grange Farm and Cuttings Farm. These farms are identified on historic maps and consideration would have to be given to the heritage aspects of these buildings and whether they justify any form of designation.
<b>Landscape and topography</b>	<p>Under the Ashfield Local Plan Review the site is identified under Policy EV4 as a Mature Landscape Area. That is a local countryside designation, to identify and protect valuable and vulnerable parts of Nottinghamshire’s Landscape which have remained relatively unchanged over time.</p> <p>The site is identified in the Greater Nottingham Landscape Character Assessment as being located in NC05 Kirkby Coalfield Farmlands/Kirkby Vales. The landscape condition is identified as ‘moderate’, the character strength of this area is ‘moderate’ and the overall landscape strategy is ‘enhance’.</p>
<b>Regeneration</b>	If taken forward, the site could be anticipated to contribute towards the regional demand for logistics identified in the Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. The Ashfield Local Plan Review 2002 given a high priority to the development of economic opportunity and regeneration. The NPPF sets out in paragraph 81 that significant weight should be placed on the need to support economic growth and productivity considering both local business needs and wider opportunities for development.
<b>Compatibility of surrounding uses</b>	The site is located in the countryside adjacent to the Main Urban Area of Sutton in Ashfield formed at this point by the A38. Castlewood Business Park has been developed to the west of the site but there are isolated residential dwellings located close to the eastern boundary of the proposed development site.

Topic	Commentary
Availability	The site was promoted through submission to the Council SHELAA in Autumn 2021, but it was too late to be considered as part of the Draft Local Plan Regulation 18 Consultation.

### Conclusions and recommendations

<p><b>Is the site suitable for strategic?</b></p>	<p>The site was identified as a reasonable alternative at Step 1. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A38 and close to Junction 28 of the M1 Motorway.</p> <p>The site is subject to a planning application and it has the potential to contribute towards the regional requirement for large logistics units (above 100,000 sq. ft.). However, only one of the units extends above this size on the illustrative scheme. The site is located in close proximity to a number of population centres and a local labour supply with public transport access close to the site.</p> <p>There are substantial environment issues as there is the potential for a major negative impact on Local Wildlife Sites, with potential the loss of these sites. The proposed site also includes ancient woodland within and adjacent to the site, which would need to be considered as part of any proposed development.</p> <p>It would also be necessary to establish that there is suitable access to the site from a transport infrastructure aspect both from the Pinxton Lane/ Farmwell Lane Roundabout and A38 Junction as well as the potential impact on the Strategic Highway Network at Junction 28 of the M1 Motorway.</p> <p>The draft Local Plan has identified proposed allocations at Junction 27 of the M1 Motorway. The site is not a preferred site to take forward to meet the employment land needs identified in the emerging Local Plan.</p>
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**ADC-L02: Land to the North East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley**

**Map – Illustrative Layout**



**Aerial Image**



**Stage 1 Assessment**

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	The site forms part of a proposed employment land allocation in the Draft Local Plan Consultation Oct/Nov 2021. It is also subject to an outline planning application V/2022/0360 which identifies the site area as 26.32 ha. The application proposes

Stage 1 Criteria	Details
	a maximum of 65,000 sq. m the majority of which would be logistics but with some potential element of B2 uses.  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	The site is located off the A608 Mansfield Road, Annesley linking into Sherwood Business Park. It has good connections to the M1 Motorway being located to the north east of Junction 27.
<b>Stage 1 Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1 Motorway. The site will need to be considered against any environmental, historic, infrastructure and policy constraints within the Stage 2 assessment.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size</b> – Is the site 50ha or more?	No  The site is 26 ha.
<b>Estimated employment floorspace</b>	65,000 sq. m the majority of which would be logistics but with some potential element of B2 uses.
<b>Existing use</b>	Agricultural use
<b>Extension or new site</b>	New site forming an Extension of Sherwood Business Park.
<b>PDL or Greenfield</b>	Greenfield (Located in the Green Belt).
<b>Relevant SHLAA or SHELAA conclusion</b>	Ashfield SHELAA the site is available, potentially suitable, and potentially achievable.
<b>Relevant Growth Options Study Conclusions</b>	The Growth Options Study was not applicable to Ashfield.
<b>Viability and deliverability</b>	Site promoter considers the site is in an attractive location for the logistics market and is economically viable. It would fully fund all necessary infrastructure.

### Transport Infrastructure and Accessibility

<p><b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway</p>	<p>The site is located off the A608 Mansfield Road, Annesley linking into Sherwood Business Park. It has good connections to the M1 Motorway being located to the north east of Junction 27.</p> <p>As part of the SHELAA the Highway Authority undertook a high level assessment which identified that there are potential access constraints which could be overcome. The response identified that access from A608 was not acceptable and the site must be accessed from existing Sherwood Park road network.</p> <p>National Highways have identified that mitigation is likely to be required in relation to the Strategic Road Network.</p> <p>Additional working is being undertaken as part of the planning application through the Transport Assessment to determine the implications for access and Junction 27 of the M1 Motorway.</p>
<p><b>Rail network accessibility</b></p>	<p>The site is not located adjacent to or near existing rail infrastructure.</p>
<p><b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.</p>	<p>Labour market - The site is located in close proximity to the population centre at Kirkby-in-Ashfield, and South Normanton and Alfreton.</p> <p>Nottinghamshire County Council's Highway Design Guidance (Part 3.1) states that walking distances to bus stops in urban areas, should be located within a maximum of distance of 400metres and desirably no more than 250 metres. The closest existing bus stops are located on Willow Drive approximately 600 metres from the centre of the site.</p> <p>Bus services that serve Sherwood Park are the Threes 3b, Threes 3C running from Nottingham - Hucknall - Sutton – Mansfield and the Black Cat service running from Derby - Ilkeston - Heanor - Mansfield</p> <p>Transport and Travel Services at Nottinghamshire County Council have identified the following bus stops which are the nearest to the application site:</p> <ul style="list-style-type: none"> <li>• AS0589 Willow Drive – Bus stop pole and flag, raised boarding kerbs, enforceable bus stop clearway.</li> <li>• AS0590 Willow Drive – Bus stop pole and flag, raised boarding kerbs, enforceable bus stop clearway.</li> </ul> <p>They would require a bus management plan including details of how bus service would be enhanced together with contributions towards improvements to existing and new bus stops in the area.</p>

**Other Critical Infrastructure**

Type	Comments
<b>Utilities</b>	<p>Electricity – No abnormal requirements identified by the site promoter.</p> <p>Gas – No abnormal requirements identified by the site promoter.</p> <p>Water Supply – No abnormal requirements identified by the site promoter.</p> <p>Waste Water – No abnormal requirements identified by the site promoter.</p> <p>IT/ Communications – No abnormal requirements Identified by the site promoter.</p>
<b>Blue and Green Infrastructure</b>	<p>Footpaths Annesley 8 and Annesley 9 cross the site. Footpath Annesley 7 abuts the south eastern boundary.</p> <p>The right of way which crosses the application site is identified in the Ashfield District Council Green &amp; Blue Infrastructure and Biodiversity Strategy 2022 -2032 as forming part of a key strategic corridor GI-8: Pinxton to Thieves Wood.</p>
<b>Other</b>	<p>The site is located adjacent to the safeguarded route of HS2. A high pressure gas pipe is located in close proximity to the site.</p>

### Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	10. Water Quality	0
2. Health	0	11. Waste	0
3. Historic Environment	-	12. Climate Change & Flood Risk	-
4. Community Safety	0	13. Climate Change & Energy Efficiency	0
5. Social Inclusion Deprivation	0	14. Travel & Accessibility	+
6. Biodiversity & Green Infrastructure	-	15. Employment	+
7. Landscape	--	16. Economy	++
8. Natural Resources	-	17. Town Centres	0
9. Air & Noise Pollution	-		

Please note that:



- Ashfield District Council SA has a different objective numbering to the Greater Nottingham SA.
- The SA was undertaken as part of the Draft Local Plan 2021. It does not take into account emerging evidence after the Draft Local Plan when out to consultation, including Heritage Impact Assessment, Habitat Regulations Assessment and Whole Plan Viability.

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within the following areas identified in the Strategic Green Belt Review: <ul style="list-style-type: none"> <li>• KA17 / Site 1 – Land south west of Sherwood Business Park.</li> <li>• KA17 / Site 1 – Land south west of Sherwood Business Park.</li> <li>• KA17 / Site 1 – Land south west of Sherwood Business Park.</li> </ul>
<b>Agricultural Land</b>	There is no specific site assessment of the Agricultural Land Classification. Based on the 1:250 000 Series Agricultural Land Classification the land is broadly identified as potentially being within Grade 3 and/or Grade 4.
<b>Land Contamination</b>	No contamination identified.
<b>Carbon Neutrality</b>	The development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	There are no designated Air Quality Management Areas within Ashfield at this time.
<b>Flood Risk</b>	The site is located in Flood Zone1. Some areas of surface water flooding are identified on the Flood Map for Planning.
<b>Natural Environment</b>	Davis's Bottom Pasture Local Wildlife Site (LWS) is adjacent to the site boundary to the north. Davis's Bottom Grassland LWS is adjacent to eastern site boundary. Natural England's MAGIC Map identifies the area to north as 'good quality semi-improved grassland' and 'broadleaved deciduous woodland' to the east and west.
<b>Historic Environment</b>	Scheduled Ancient Monument - Fishponds south of Damstead Farm, is located approximately 140m to the north of the site. The Grade II* Annesley Hall Registered Park and Gardens is located to the south and south east of the site.  A Heritage Impact Assessment has been commission as part of the emerging Local Plan and will consider the heritage implication of the site.
<b>Landscape topography and</b>	The application site is not subject to any landscape designation but it should be noted that to the north and east of the proposed site, the area is identified as a mature landscape area in the ALPR, Policy EV4 which is an area which has remained relatively unchanged over time.  The proposed site falls within in the landscaped identified in the Nottinghamshire Landscape Character Assessment 2009

Topic	Commentary
	<p>as ML019 Kirkby Quarry, Portland Park and Rise Hill. In summary, it identifies:</p> <ul style="list-style-type: none"> <li>• The landscape condition varies from Poor to Moderate within area.</li> <li>• The strength of landscape character is Poor. Some features are distinctive but these have only a localised effect. Features are typically scattered and inconsistent across the landscape. The pattern of agriculture is in pockets and at the edges of the area and the landscape is influenced by many urbanising features.</li> </ul> <p>There are mature trees and hedgerows through the site and forming the boundary of the site.</p>
<b>Regeneration</b>	<p>If taken forward, the site could be anticipated to contribute towards the regional demand for logistics identified in the Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022. The Ashfield Local Plan Review 2002 given a high priority to the development of economic opportunity and regeneration. The NPPF sets out in paragraph 81 that significant weight should be placed on the need to support economic growth and productivity considering both local business needs and wider opportunities for development.</p>
<b>Compatibility of surrounding uses</b>	<p>The site is countryside in character but with the Sherwood Business Park to the east, and a transport corridor (M1) and potentially HS2 to the west.</p>
<b>Availability</b>	<p>The site was promoted through submission to the Council SHELAA it is identified as a proposed allocation in the Draft Local Plan Regulation 18 Consultation and is subject to an outline planning application v/2022/0360.</p>

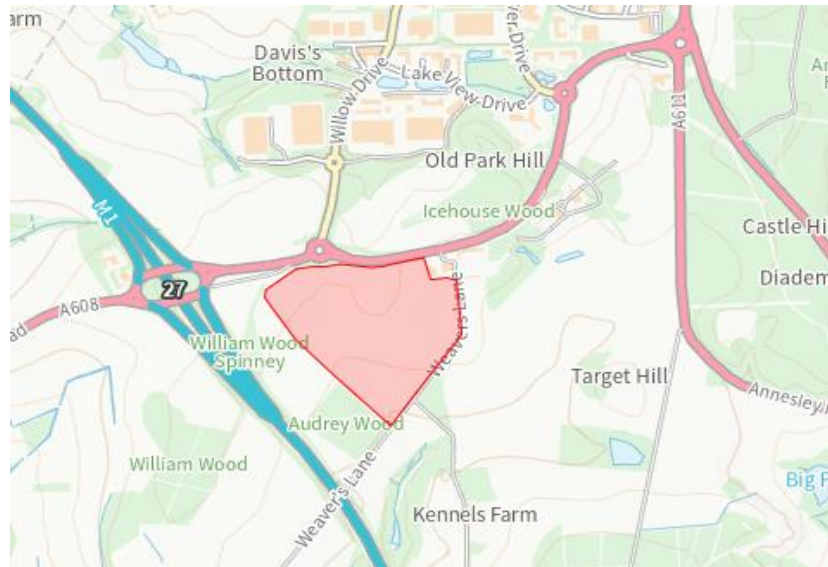
### Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>The site was identified as a reasonable alternative for further consideration at Step 1. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1 Motorway.</p> <p>The site is subject to a planning application and is potentially suitable and could contribute toward logistics provision given its strategic location off the M1. However, consideration would need to be given to a number of aspects:</p> <ul style="list-style-type: none"> <li>• It is a greenfield site which is currently used for agricultural purposes.</li> <li>• It is identified that network improvements may be required in relation to the foul sewerage system.</li> <li>• The site is located within the Green Belt. Under the National Planning Policy Framework, paragraph 136, it is necessary to demonstrate that there are exceptional</li> </ul>
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	<p>circumstances for the site to be taken out of the Green Belt.</p> <ul style="list-style-type: none"><li>• There are likely to be ground stability issues on site due to the presence of fault lines.</li><li>• A Local Wildlife site is adjacent to the north east of the site; Therefore, any potential development will need to take into account the scope to avoid or mitigate the impacts on biodiversity. Mature trees and hedgerows also present on the site. The proposed development would need to achieve biodiversity net gain.</li><li>• Potential harm to the significance of Damstead Farm Fishponds (A Scheduled Ancient Monument) and the Register Park and Gardens would need to be assessed.</li><li>• Suitable access and mitigation to any potential impact on the Strategic Highway Network at Junction 27 of the M1 would be necessary.</li></ul> <p>Given the sites proximity to the M1 and Sherwood Park, the site has been taken forward as a proposed allocation in the Local Plan for logistics.</p> <p>N.B It should be noted that the Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022, Icenl, made an assumption that the site would come forward for logistics in considering the regional demand and supply position for the Nottingham Core and Nottingham Outer HMA.</p>
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**ADC-L03: Land to the South East of Junction 27 M1 Motorway off A608 Mansfield Road, Annesley**

**Map**



**Aerial Image Map**



**Stage 1 Assessment**

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	The completed Greater Nottingham Councils’ Call for potential Strategic Distribution Sites form identifies the site area as 23.75 ha. This is a smaller site that was submitted to Ashfield District Council SHELAA in 2019.

Stage 1 Criteria	Details
	<p>However, a planning application has been submitted on the site, V/2022/0246, which identifies the site area as 26.75 ha. It proposes development with a gross internal area of up to 91,716 sqm. The use is identified as B2/B8.</p> <p>Yes</p>
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	<p>Yes – Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled notably A611 and A608). Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022. Icen. Paragraph 10.8.</p>
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	<p>The Highway Authority in response to Ashfield’s SHELAA identified that the site is located off the A608 Mansfield Road, Annesley to the south east of Junction 27 of the M1 Motorway identified that the site has access constraints which could be overcome - accessed off a 4<sup>th</sup> arm off the existing Sherwood Business Park island on the A608. This will require the existing island being increased substantially in size with appropriate re-alignment of the dual carriageway/provision of deceleration lanes etc. on the A608.</p> <p>It is understood that additional work is being undertaken in relation to highways and the potential impact in relation to Junction 27 of the M1 Motorway as part of the current planning application.</p>
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	<p>The site is identified as a reasonable alternative for further consideration. This reflects the site’s size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1 Motorway. The site will need to be considered against any environmental, historic, infrastructure and policy constraints within the Stage 2 assessment.</p>

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size</b> – Is the site 50ha or more?	No
<b>Estimated employment floorspace</b>	The outline planning application V/2022/0360 identifies the site area as 26.32 ha and proposes a maximum of 65,000 sq. m the majority of which would be logistics but with some potential element of B2 uses.
<b>Existing use</b>	Agricultural use
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield (Located in the Green Belt).
<b>Relevant SHLAA or SHELAA conclusion</b>	Ashfield SHELAA identified the site as available, potentially suitable, and potentially achievable.

<b>Stage 2 Criteria</b>	<b>Details</b>
<b>Relevant Growth Options Study Conclusions</b>	The Growth Options Study was not applicable to Ashfield.
<b>Viability and deliverability</b>	Site promoter considers the site is in an attractive location for the logistics market and is economically viable. It would fully fund all necessary infrastructure.

### Transport Infrastructure and Accessibility

<b>Transport Infrastructure</b>	<b>Commentary</b>
<b>Strategic highways – Good connection to the highway network close to a junction with the M1 or long distance dual carriageway</b>	<p>The site is located off the A608 Mansfield Road, Annesley linking into Sherwood Business Park. It has good connections to the M1 Motorway being located to the north east of Junction 27.</p> <p>The Highway Authority in response to the SHELAA identified that the site has access constraints which could be overcome - accessed off a 4<sup>th</sup> arm off the existing Sherwood Business Park island on the A608. This will require the existing island being increased substantially in size with appropriate re-alignment of the dual carriageway/provision of deceleration lanes etc. on the A608.</p> <p>National Highways have identified that mitigation is likely to be required in relation to the Strategic Road Network.</p> <p>Additional working is being undertaken as part of the planning application through the Transport Assessment to determine the implications for access and Junction 27 of the M1 Motorway.</p>
<b>Rail network accessibility</b>	The site is not located adjacent to or near existing rail infrastructure. The East Midlands Gateway Logistics Park (rail freight interchange) is located approximately 20 miles south on the M1. The HS2 Phase 2b route is safeguarded adjacent to the site.
<b>Accessibility to labour – proximity to centres of population and ability to be served by public transport and active travel.</b>	<p>Labour market – The site is located in close proximity to the population centre at Kirkby-in-Ashfield, and South Normanton and Alfreton.</p> <p>Nottinghamshire County Council’s Highway Design Guidance (Part 3.1) states that walking distances to bus stops in urban areas, should be located within a maximum of distance of 400metres and desirably no more than 250 metres. The closest existing bus stops are located on Willow Drive and are approximately 700 metres from the centre of the site or 10 minutes walking distance, which includes several highway crossing points.</p> <p>The current bus services that serve the closest stops are the Threes 3b, Threes 3C running from Nottingham - Hucknall -</p>

Transport Infrastructure	Commentary
	<p>Sutton – Mansfield and the Black Cat service running from Derby - Ilkeston - Heanor - Mansfield</p> <p>As part of the Planning Application consultation responses it has been identified that an indication of the scope of potential public transport improvements are:</p> <ul style="list-style-type: none"> <li>• An enhancement of the Trent Barton threes and/or Black Cat to provide additional facilities to meet the employment needs of this site</li> <li>• Flexible Demand Responsive Service (DRT) for access from areas outside of the bus served areas, including Newstead Rail Station, to coincide with shift start and finish times.</li> <li>• Integrated, electronic and flexible ticketing with the potential for discounted season tickets paid through payroll deductions.</li> <li>• Service frequency and timings will be subject to an assessment of shift times and patterns of demand including reference to employee Travel Plan surveys and Travel to Work catchments.</li> </ul> <p>Transport and Travel Services at Nottinghamshire County Council have identified that additional bus stops would be required:</p> <ul style="list-style-type: none"> <li>• Phase 1: For the Phase 1 site, the preference is for new bus stop facilities to be provided fronting the site on the A608 Mansfield Road.</li> <li>• Phase 2: It is unlikely that any of the current bus network would be diverted to serve the site, however, provision should be made for any bespoke/flexible DRT transport to access and turn within the site, together with suitable waiting, boarding and alighting facilities.</li> </ul>

### Other Critical Infrastructure

Type	Comments
<b>Utilities</b>	<p>Electricity – No abnormal requirements identified by the site promoter.</p> <p>Gas – No abnormal requirements identified by the site promoter.</p> <p>Water Supply – No abnormal requirements identified by the site promoter.</p> <p>Waste Water – No abnormal requirements identified by the site promoter. However, it is understood that network improvements may be required in relation to the foul sewerage system.</p> <p>IT/ Communications – No abnormal requirements</p>

Type	Comments
	Identified by the site promoter.
<b>Blue and Green Infrastructure</b>	Bridleway Annesley 1 runs along Weavers Lane, adjacent to the south eastern site boundary.
<b>Other</b>	A substantial part of the site is subject to a safeguarding direction in relation to HS2 Phase 2b. HS2 draft Environmental Statement identifies the site as a main compound and temporary material stockpile.

## Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	0	10. Water Quality	0
2. Health	0	11. Waste	0
3. Historic Environment	--	12. Climate Change & Flood Risk	-
4. Community Safety	0	13. Climate Change & Energy Efficiency	0
5. Social Inclusion Deprivation	0	14. Travel & Accessibility	+
6. Biodiversity & Green Infrastructure	-	15. Employment	+
7. Landscape	--	16. Economy	++
8. Natural Resources	-	17. Town Centres	0
9. Air & Noise Pollution	-		

Please note that:

- Ashfield District Council SA has a different objective numbering to the Greater Nottingham SA.
- The SA was undertaken as part of the Draft Local Plan 2021. It does not take into account emerging evidence after the Draft Local Plan when out to consultation, including Heritage Impact Assessment, Habitat Regulations Assessment and Whole Plan Viability.

## Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within the M01 – Land South East of Junction 27 of M1 which scores 17/20 in the Strategic Green Belt Review. It scores highly in relation to checking the unrestricted sprawl of settlements, assist in safeguarding the countryside from



Topic	Commentary
	encroachment and preserve the setting and special character of historic settlements.
<b>Agricultural Land</b>	Based on East Midland Region Agricultural Land Classifications Map (high level mapping; 1:250 000), the site is identified as potentially being grade 3. However, this cannot be determinative of the grade of the land and no site-specific agricultural classification is available. (ALPR Policy EV9 Agricultural Land was not saved).
<b>Land Contamination</b>	No contamination identified.
<b>Carbon Neutrality</b>	The development would be subject to environmental analysis as part of the planning application process.
<b>Impact on Air Quality</b>	There are no designated Air Quality Management Areas within Ashfield at this time.
<b>Flood Risk</b>	The site is located in Flood Zone 1. Some areas of surface water flooding are identified on the Flood Map for Planning.
<b>Natural Environment</b>	No local designations on site. Two Local Wildlife Sites (Oak Plantation - Annesley & Weavers Lane Grassland) are adjacent to the south eastern boundary (separated by a bridleway/track). Oak Plantation and part of Audrey Wood adjacent to the site are identified under the Natural Environment & Rural Community Act 2006, Section 41 is identified as a Priority Habitat – deciduous woodland, The adjacent Registered Park to the east of the site is identified as Woodpasture and Parkland (BAP) Priority Habitat.
<b>Historic Environment</b>	<p>The site adjoins Grade II* Annesley Hall Registered Park and Garden. Other heritage assets associated with the Park include:</p> <ol style="list-style-type: none"> <li>1) Grade II Annesley Hall.</li> <li>2) Grade II Gatehouse Range and Grade II Terrace.</li> <li>3) All Saints Church and Graveyard Scheduled Monument.</li> <li>4) Grade 1 Ruins of Church of All Saints.</li> <li>5) Annesley Motte &amp; Bailey Castle Scheduled Monument.</li> <li>6) Annesley Lodge.</li> <li>7) Whyburn House (Ref 393) is a locally listed heritage asset.</li> </ol> <p>A Heritage Impact Assessment has been commissioned as part of the emerging Local Plan and will consider the heritage implication of the site.</p> <p>In response to the planning application Historic England have set out a detailed response. They consider that the harm to heritage significance is likely to be substantial, and that the development does not meet the requirements of the National Planning Policy Framework or the Ashfield Local Plan. Historic England objects to the application on heritage grounds.</p>
<b>Landscape topography and</b>	<p>NC04 Moorgreen Rolling Woodland - The condition of the area is MODERATE. The character of the DPZ is STRONG. The overall landscape strategy is CONSERVE and ENHANCE.</p> <p>The site comprises arable farmland which slopes down from the A606 Mansfield Road. The site is adjacent to established</p>

Topic	Commentary
	woodland (Audrey Wood). Other mature trees and hedgerows present on site.
<b>Regeneration</b>	If taken forward, the site is well located to contribute towards the regional demand for logistics identified in the Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. The Ashfield Local Plan Review 2002 given a high priority to the development of economic opportunity and regeneration. The NPPF sets out in paragraph 81 that significant weight should be placed on the need to support economic growth and productivity considering both local business needs and wider opportunities for development.
<b>Compatibility of surrounding uses</b>	The site is countryside in character. It is located close to the M1 motorway and the proposed HS2 route. However, the Grade II* Annesley Hall Registered Park & Garden is adjacent to the east of the site and the site is in close proximity to a number of listed heritage assets.
<b>Availability</b>	The site was promoted through submission to the Council SHELAA it is identified as a proposed allocation in the Draft Local Plan Regulation 18 Consultation and is subject to an outline planning application v/2022/0360.

## Conclusions and recommendations

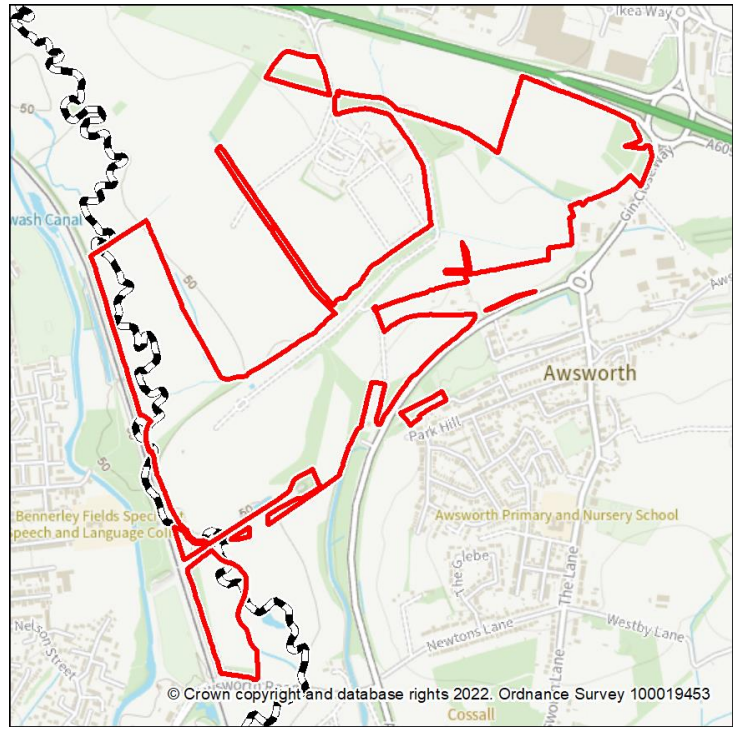
<b>Is the site suitable for strategic?</b>	<p>The site was identified in Stage 1 as a reasonable alternative for further consideration. This reflects the site's size, its location within an area of opportunity as identified in the Logistics Study and its location off the A608 close to Junction 27 of the M1 Motorway.</p> <p>The site is subject to a current planning application. The site is well located to meet a regional demand for logistics along the M1 in Nottinghamshire. However, a number of environmental and heritage issues have been identified in relation to the site including:</p> <ul style="list-style-type: none"> <li>• The site is located within the Green Belt. Under the National Planning Policy Framework, paragraph 136, it is necessary to demonstrate that there are exceptional circumstances for the site to be taken out of the Green Belt.</li> <li>• Substantial heritage concerns have been raised in relation to the site particularly in relation to the Registered Park and Garden and a number of listed heritage assets.</li> <li>• Suitable access and mitigation to any potential impact on the Strategic Highway Network at Junction 27 of the M1 would be necessary. It is a greenfield site which is currently used for agricultural purposes.</li> <li>• It is identified that network improvements may be required in relation to the foul sewerage system.</li> </ul>
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	<p>Given the sites proximity to the M1 and Sherwood Park, the site has been taken forward as a proposed allocation in the Local Plan for logistics.</p> <p>N.B The Nottinghamshire Core &amp; Outer HMA Logistics Study Final Report 2022, Icen, made an assumption that the site would come forward for logistics in considering the regional demand and supply position for the Nottingham Core and Nottingham Outer HMA.</p>
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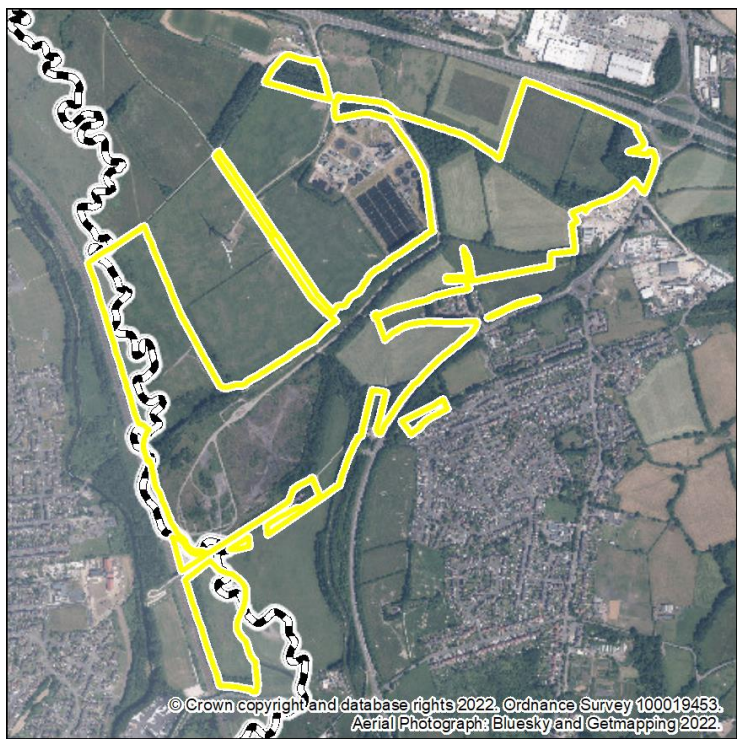
# Broxtowe

## BBC-L01: Former Bennerley Coal Disposal Point

### Map



### Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site covers 68 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at Junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “Existing access onto the A610, secondary access could also be provided onto an existing junction on the A6096. Directly connected to the rail network. The site is central to the strategic highway network which linking [sic] to Junction 26 of M1 for connections to the south and north, near the A50 to the west and A610 to the east. This would provide suitable road access to the site for HGV’s.”
<b>Stage 1 Conclusion</b>	The site is being identified as a reasonable alternative for further consideration because of its capacity, its proximity to the A610/M1 and the possibility of rail access.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	68 ha.  The site is over 50 ha in size.
<b>Estimated employment floorspace</b>	Up to approximately 74,000 square metres. (Owners/promoters’ estimate, i.e. “up to 800,000sqft”.)
<b>Existing use</b>	“Lawful use for the reception, storage and dispatch of coal”. (Owners/promoters’ description.)  Part agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Part greenfield. Remainder is PDL.

Stage 2 Criteria	Details
<b>Relevant SHLAA or SHELAA conclusion</b>	Not included in the current SHLAA. No S(H)ELAA.
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p> <p>Owners/promoters advise that "there are no viability constraints".</p>

### Transport Infrastructure and Accessibility

Transport Infrastructure	Comments
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Close to the A610 and to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that the development would be likely to be acceptable, subject to TA and any identified mitigation.</p> <p>NH also advises that the scale of the development and distance from the SRN suggests the impact of the development on its own may not be significant. However, there is likely to be a cumulative impact when taking into account other developments also impacting on M1 J26</p> <p>Nottinghamshire County Council (NCC) advises that the preferred access point would be the existing access on the A610 and the roundabout junction on Shilo Way. HGV traffic would be expected to utilise the M1/A610/A6096.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary. Cycling infrastructure should be delivered to "LTN 1/20 standard".</p> <p>NCC advises that the site is "affected by tram extension".</p>
<b>Rail network accessibility</b>	Potential for rail network accessibility.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>Close to Eastwood, Awsworth and Ilkeston/Cotmanhay, also near to Kimberley/Nuthall and Nottingham.</p> <p>Limited current public transport accessibility, however there is the potential for this to be improved.</p>

<b>Transport Infrastructure</b>	<b>Comments</b>
	NCC mentions the possibility of a tram extension at some point.

### Other Critical Infrastructure

<b>Infrastructure Type</b>	<b>Comments</b>
<b>Utilities</b>	Owners/promoters advise that there are “no known constraints”, regarding all utilities.  No abnormal requirements have been identified by the Council, however further input would be required from consultees.
<b>Blue and Green Infrastructure</b>	On-site provision/enhancement would probably be preferable.  (The site includes parts of several ‘Primary and Secondary Strategic Networks’ and ‘Local/Neighbourhood Networks’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, and parts of several ‘Primary and Secondary Green Infrastructure Corridors’, as defined in the adopted Broxtowe Part 2 Local Plan.)
<b>Other</b>	90% of the site is in a Coal Authority ‘Development High Risk Area’.

### Sustainability Appraisal

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

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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within Broad Area 2: West of Awsworth in the 'Green Belt Review Background Paper December 2022'. Score 15/20. Development would have a major impact on the Green Belt gap between Awsworth/Eastwood and Cotmanhay/Ilkeston.
<b>Agricultural Land</b>	In part. Agricultural Land Classification Grade 4.
<b>Land Contamination</b>	"The site is not contaminated and has been cleared of all structures since its use as a former coal disposal point." (Owners/promoters' description.)  Would need thorough examination before any development.  There is a Historic Landfill Site within 50m of the site and another Historic Landfill Site within 100m of the site.
<b>Carbon Neutrality</b>	The development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	River Flooding: Approximately 29% of the site is in Flood Zone 3. Approximately 39% of the site is in Flood Zone 2.  Surface Water Flooding: Approximately 13% of the site is at 1 in 30 year risk of surface water flooding.  Owners/promoters consider that flood risk "can be easily addressed through the design process using SUDs".
<b>Natural Environment</b>	There are 3 Local Wildlife Sites within the site and 1 Local Wildlife Site within 250m of the site.



Topic	Commentary
<b>Historic Environment</b>	<p>There is a Grade II* Listed Building, Bennerley Viaduct, within the site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site might potentially harm the significance of the listed Bennerley Viaduct and its setting. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p>
<b>Landscape and topography</b>	<p>The 'Greater Nottingham Growth Options Study Additional Landscape Assessments' document (November 2022) includes the following comments:</p> <p>"Nottinghamshire landscape character policy zone:  NC02 Babbington Rolling Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy)  NC01 Erewash River Corridor (moderate condition, strong strength, conserve and enhance landscape strategy)"</p> <p>"Topography and landuse:  The topography is at its highest in the north of the site towards the A610, this slopes away very gently towards Awsworth. In the south of the site, the topography is very flat which contrasts to the publicly accessible Bennerley Viaduct to the west of Awsworth. The site is a mix of pastoral fields (located to the north) and a brownfield site (located to the south) previously used for mining and an ironworks."</p> <p>"Suitability for development in landscape and visual terms:  This site has medium potential for strategic growth. It sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct."</p>
<b>Regeneration</b>	Close to Eastwood and to Ilkeston/Cotmanhay, also near to Nottingham, all of which include areas of high deprivation.
<b>Compatibility of surrounding uses</b>	No residential properties in the immediate vicinity.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

## Conclusions and recommendations

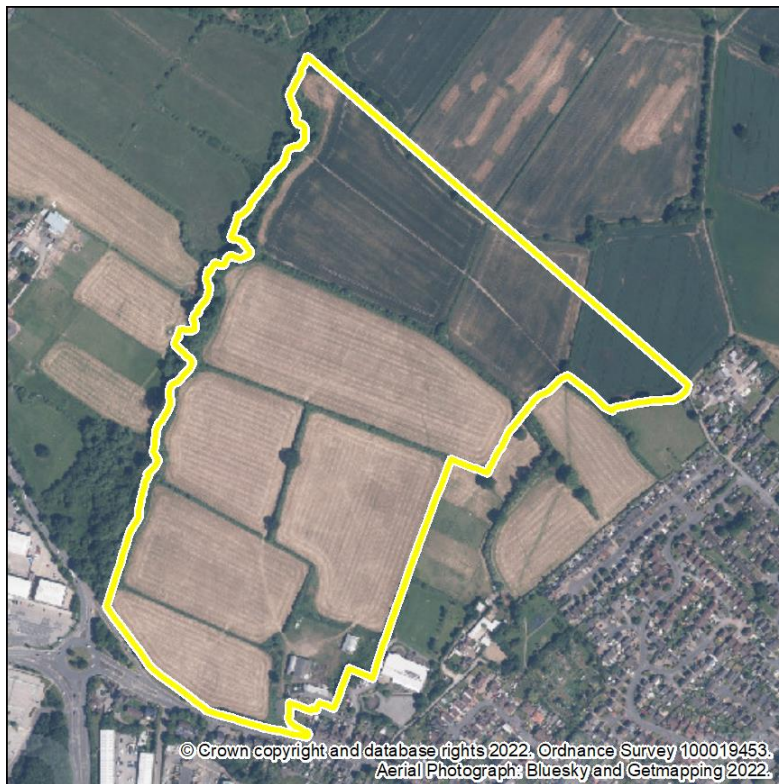
<b>Is the site suitable for strategic?</b>	<p>The site contains significant areas of previously developed land and is considered to be potentially suitable for strategic logistics development.</p> <p>This is provided that functioning rail freight facilities are incorporated into any development.</p> <p>Among the sites in Broxtowe, this site is preferred, having regard to its potential for rail access and consequent benefits for carbon reduction, compared against other potentially suitable sites.</p>
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## BBC-L02a: Gilt Hill (smaller site)

### Map



### Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes. The site covers 25.17 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “The site has good access to the strategic highway network with access on to the A610 dual carriageway, which is 2 miles to Junction 26 of the M1 Motorway.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, location within an Area of Opportunity and its proximity to the A610/M1.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	25.17 ha.  The site is not over 50 ha in size.
<b>Estimated employment floorspace</b>	Approximately 65,000 – 102,000 square metres, including larger site, BBC-L02b. (Owners/promoters’ estimate, i.e. “Circa 700,000 to 1,100,000 sq. ft.”)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	Parts of the site are assessed for housing in the current SHLAA as “could be suitable if policy changes”.

Stage 2 Criteria	Details
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p> <p>Owners/promoters advise that "the proposed scheme is deliverable and viable".</p>

## Transport Infrastructure and Accessibility

Transport Infrastructure	Comments
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Adjacent to the A610 and close to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that the development would be likely to be acceptable, subject to TA and any identified mitigation.</p> <p>NH also advises that the scale of the development and distance from the SRN suggests the impact of the development on its own may not be significant. However, there is likely to be a cumulative impact when taking into account other developments also impacting on M1 J26.</p> <p>Nottinghamshire County Council (NCC) advises that the preferred access point would be Gilt Hill and that the position of the access should avoid conflict with other junctions on the opposite side of the carriageway. Measures may be required to prevent HGVs from routing along the A608.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary.</p> <p>NCC advises that the site is "affected by tram extension".</p>
<b>Rail network accessibility</b>	No potential for direct rail network accessibility. The site is located approximately 15 miles north of the East Midlands Gateway Logistics Park of Junction 24 of the M1.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>Adjacent to Kimberley/Nuthall, close to Awsworth, Eastwood and Nottingham.</p> <p>Good ability to be served by public transport and active travel.</p> <p>NCC mentions the possibility of a tram extension at some point.</p>

## Other Critical Infrastructure

Infrastructure Type	Comments
<b>Utilities</b>	<p>Owners/promoters advise that there is “significant spare capacity available in the local network”.</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>
<b>Blue and Green Infrastructure</b>	<p>On-site provision/enhancement would probably be preferable.</p> <p>(The site includes part of a ‘Secondary Strategic Network’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, and part of a ‘Secondary Green Infrastructure Corridor, as defined in the adopted Broxtowe Part 2 Local Plan.)</p>
<b>Other</b>	90% of the site is in a Coal Authority 'Development High Risk Area'.

## Sustainability Appraisal

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

## Constraints and other considerations

Topic	Comments
<b>Green Belt</b>	The site falls within Broad Area 15: North of Gilt Hill in the 'Green Belt Review Background Paper December 2022'. Score 12/22. Development would have a major impact on the Green Belt gap between Eastwood and Kimberley.
<b>Agricultural Land</b>	Yes.  Agricultural Land Classification Grade 4.
<b>Land Contamination</b>	"Site investigations are ongoing, but from initial assessments there are no known contamination issues that would preclude development." (Owners/promoters' description.)
<b>Carbon Neutrality</b>	Any development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	River Flooding: 2.7% (0.68ha) of site in Flood Zone 3 3.16% (0.79ha) of site in Flood Zone 2  Surface Water Flooding: 1.97% (0.49ha) of site in 1 in 30 year risk of surface water flooding 5.77% (1.45ha) of site in 1 in 100 year risk of surface water flooding 5.77% (1.45ha) of site in 1 in 1,000 year risk of surface water flooding  Ground Water Flooding: 90.26% (22.72ha) of site in < 25% (Superficial Deposits Flooding)
<b>Natural Environment</b>	Part of a Local Wildlife Site is within the site. There are three Local Wildlife Sites close to the site.
<b>Historic Environment</b>	There are no Listed Buildings or Conservation Areas within or close to the site.
<b>Landscape and topography</b>	The site forms part of the 'Selston and Eastwood Urban Fringe Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy). It lies on the eastern side of the Gilt Brook valley and development would be prominent in the landscape.

Topic	Comments
<b>Regeneration</b>	Close to Eastwood and Nottingham, both of which include areas of high deprivation.
<b>Compatibility of surrounding uses</b>	Residential properties adjacent.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

### Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>The site is considered to be potentially suitable for strategic logistics development, however when compared against other sites due to the absence of direct rail access or (very likely) tram access, the land is not a preferred location. The site is located 15 miles from the nearest rail freight interchange at Junction 24 of the M1.</p> <p>This site (and site BBC-L02b) would however be more preferable than sites BBC-L04, BBC-L06 and BBC-L08 because of lesser anticipated impact on the highways network.</p>
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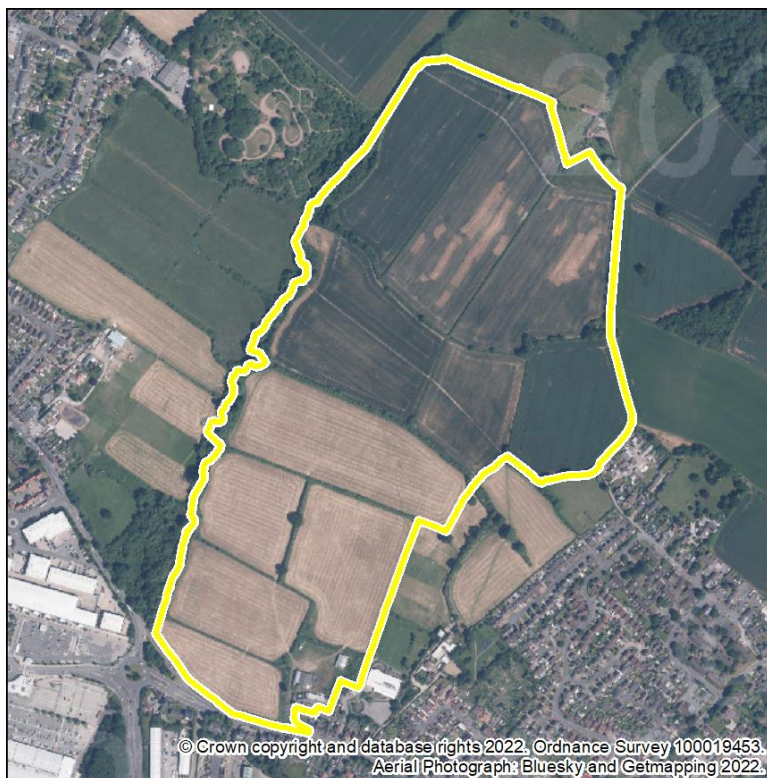


## BBC-L02b: Gilt Hill (larger site)

### Map



### Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is approximately 50 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity at junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “The site has good access to the strategic highway network with access on to the A610 dual carriageway, which is 2 miles to Junction 26 of the M1 Motorway.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, its location within an Area of Opportunity and its proximity to the A610/M1.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	Possibly – the figure given by the owners/promoters is 50 ha, Broxtowe’s measurement is 42.02 ha (including the smaller site BBC-L02b).
<b>Estimated employment floorspace</b>	Approximately 65,000 – 102,000 square metres, including smaller site, BBC-L02a.  (Owners/promoters’ estimate, i.e. “Circa 700,000 to 1,100,000 sq. ft.”)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	Parts of the site are assessed for housing in the current SHLAA as “could be suitable if policy changes”.

Stage 2 Criteria	Details
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p> <p>Owners/promoters advise that "the proposed scheme is deliverable and viable".</p>

## Transport Infrastructure and Accessibility

Transport Infrastructure	Comments
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Adjacent to the A610 and close to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that the development would be likely to be acceptable, subject to TA and any identified mitigation.</p> <p>NH also advises that the scale of the development and distance from the SRN suggests the impact of the development on its own may not be significant. However, there is likely to be a cumulative impact when taking into account other developments also impacting on M1 J26.</p> <p>Nottinghamshire County Council (NCC) advises that the preferred access point would be Gilt Hill and that the position of the access should avoid conflict with other junctions on the opposite side of the carriageway. Measures may be required to prevent HGVs from routing along the A608.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary.</p> <p>NCC advises that part of this site (site BBC-L02a) is "affected by tram extension".</p>
<b>Rail network accessibility</b>	No potential for rail network accessibility. The site is located approximately 15 miles north of the East Midlands Gateway Logistics Park of Junction 24 of the M1.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>Adjacent to Kimberley/Nuthall, close to Awsworth, Eastwood and Nottingham.</p> <p>Good ability to be served by public transport and active travel.</p> <p>NCC mentions the possibility of a tram extension at some point.</p>

Transport Infrastructure	Comments

### Other Critical Infrastructure

Type	Comments
<b>Utilities</b>	<p>Owners/promoters advise that there is “significant spare capacity available in the local network”.</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>
<b>Blue and Green Infrastructure</b>	<p>On-site provision/enhancement would probably be preferable.</p> <p>(The site includes part of a ‘Secondary Strategic Network’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, and part of a ‘Secondary Green Infrastructure Corridor, as defined in the adopted Broxtowe Part 2 Local Plan.)</p>
<b>Other</b>	89% of the site is in a Coal Authority ‘Development High Risk Area’.

### Sustainability Appraisal

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

Objective	Score	Objective	Score
7. Social Inclusion	++	15. Built and Historic Environment	0
8. Transport	++	16. Natural Resources and Waste Management	-

### Constraints and other considerations

Topic	Comments
<b>Green Belt</b>	The site falls within Broad Area 15: North of Gilt Hill in the 'Green Belt Review Background Paper December 2022'. Score 12/22. Development would have a major impact on the Green Belt gap between Eastwood and Kimberley.
<b>Agricultural Land</b>	Yes. Agricultural Land Classification Grade 4.
<b>Land Contamination</b>	"Site investigations are ongoing, but from initial assessments there are no known contamination issues that would preclude development." (Owners/promoters' description.)
<b>Carbon Neutrality</b>	Any development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	River Flooding: 2.58% (1.08ha) of site in Flood Zone 3 2.94% (1.23ha) of site in Flood Zone 2  Surface Water Flooding: 2.11% (0.89ha) of site in 1 in 30 year risk of surface water flooding 5.06% (2.13ha) of site in 1 in 100 year risk of surface water flooding 5.06% (2.13ha) of site in 1 in 1,000 year risk of surface water flooding  Ground Water Flooding: 8.26% (3.47ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)
<b>Natural Environment</b>	Part of a Local Wildlife Site is within the site. There is a Local Geological Site and five Local Wildlife Sites close to the site.

<b>Topic</b>	<b>Comments</b>
<b>Historic Environment</b>	There are no Listed Buildings or Conservation Areas within or close to the site.
<b>Landscape and topography</b>	The site forms part of the 'Selston and Eastwood Urban Fringe Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy). It lies on the eastern side of the Gilt Brook valley and development would be prominent in the landscape.
<b>Regeneration</b>	Close to Eastwood and Nottingham, both of which include areas of high deprivation.
<b>Compatibility of surrounding uses</b>	Residential properties adjacent.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

### **Conclusions and recommendations**

<b>Is the site suitable for strategic?</b>	<p>The site is considered to be potentially suitable for strategic logistics development, however when compared against other sites, due to the absence of direct rail access or (very likely) tram access, the land is not a preferred location. The site is located 15 miles from the nearest rail freight interchange at Junction 24 of the M1.</p> <p>This site (and site BBC-L02a) would however be more preferable than sites BBC-L04, BBC-L06 and BBC-L08 because of lesser anticipated impact on the highways network.</p>
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# BBC-L04: Land at Kimberley Eastwood Bypass

## Map



## Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	No. The site is 21.64 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is within the Area of Opportunity around junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise that “the site benefits from exceptional connections with the strategic highway network. It sits immediately adjacent to J26 of the M1 and the A610.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its size, location within an Area of Opportunity and proximity to the A610 and M1.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	21.64 ha. The site is not over 50 ha in size.
<b>Estimated employment floorspace</b>	77,000 square metres. (Based on an assumption of 3,500 square metres per hectare.)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	Not included in the current SHLAA. No S(H)ELAA completed.



Stage 2 Criteria	Details
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p> <p>Owners/promoters advise that "there are no constraints that would render the site unviable".</p>

## Transport Infrastructure and Accessibility

Transport Infrastructure	Comments
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Adjacent to the A610 and junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that mitigation is likely to be required.</p> <p>NH also advises that the scale of development and distance from M1 J26 suggest that there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. National Highways' preferred approach to highways mitigation is via a Section 278 whereby highways infrastructure improvements are designed, delivered, and funded by the applicant.</p> <p>Nottinghamshire County Council (NCC) advises that there is a significant level difference between the site and A610 that could make it difficult to form an access. Any new junction is likely to be a left in/left out which will direct traffic towards Giltbrook Interchange which is not ideal. The close proximity of the site access and J26 may increase the likelihood of collisions / compromise performance.</p> <p>NCC also has concerns regarding the absence of any footway leading directly to the site, and would not encourage cycling along the A610. It is not clear how the development will prioritise the needs of pedestrians/cyclists and is therefore considered by NCC to be contrary to the NPPF.</p>
<b>Rail network accessibility</b>	No potential for rail network accessibility. The site is 13 miles north of the nearest rail freight interchange at the East Midlands Gateway Logistics Park of junction 24 of the M1.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>In close proximity to Nottingham and Nuthall/Kimberley, also close to Eastwood but separated by the M1 to the east and A610 to the north.</p> <p>Close to good public transport services, however access to them is currently difficult. Opportunities for active travel seem limited.</p>

Transport Infrastructure	Comments

### Other Critical Infrastructure

Type	Comments
<b>Utilities</b>	<p>Owners/promoters advise:            “There are no known utility infrastructure constraints that would preclude delivery of development at this location. Western Power Distribution (WPD) have confirmed that a 5.5MVA transformer can be provided.”</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>
<b>Blue and Green Infrastructure</b>	<p>On-site provision/enhancement would probably be preferable.</p> <p>(Elements of the ‘Secondary Strategic Network’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, adjoin the site, as does a ‘Secondary Green Infrastructure Corridor’, as defined in the adopted Broxtowe Part 2 Local Plan.)</p>
<b>Other</b>	<p>Less than 1% of the site is within a Coal Authority ‘Development High Risk Area’.</p>

### Sustainability Appraisal

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

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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within Broad Area 19: East of Park Avenue / Knowle Lane in the 'Green Belt Review Background Paper December 2022'. Score 15/20. Development would have a major impact on the Green Belt gap between the main built-up area of Nottingham and the built-up area of Kimberley/Watnall/Nuthall.
<b>Agricultural Land</b>	Yes.  Agricultural Land Classification: 48% Grade 4, 52% Grade 2.
<b>Land Contamination</b>	None known.
<b>Carbon Neutrality</b>	Any development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	River flooding: The site is in Flood Zone 1.  Less than 1% of the site is at any identified risk of surface water flooding.
<b>Natural Environment</b>	A small part of a Local Wildlife Site is within the site and three Local Wildlife Sites are within 250m of the site.
<b>Historic Environment</b>	Nuthall Conservation Area is within 50m of the site and a Grade II Listed Building is within 250m of the site.

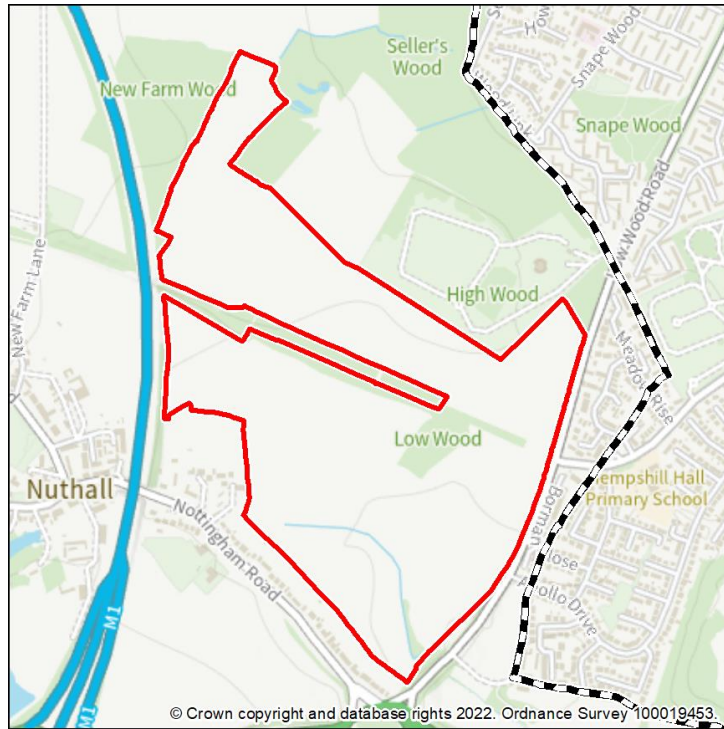
<b>Topic</b>	<b>Commentary</b>
<b>Landscape and topography</b>	The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy).
<b>Regeneration</b>	Almost adjacent to Nottingham (although difficult to access) and close to Eastwood, both of which include areas of high deprivation.
<b>Compatibility of surrounding uses</b>	No residential properties in the immediate vicinity.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

### **Conclusions and recommendations**

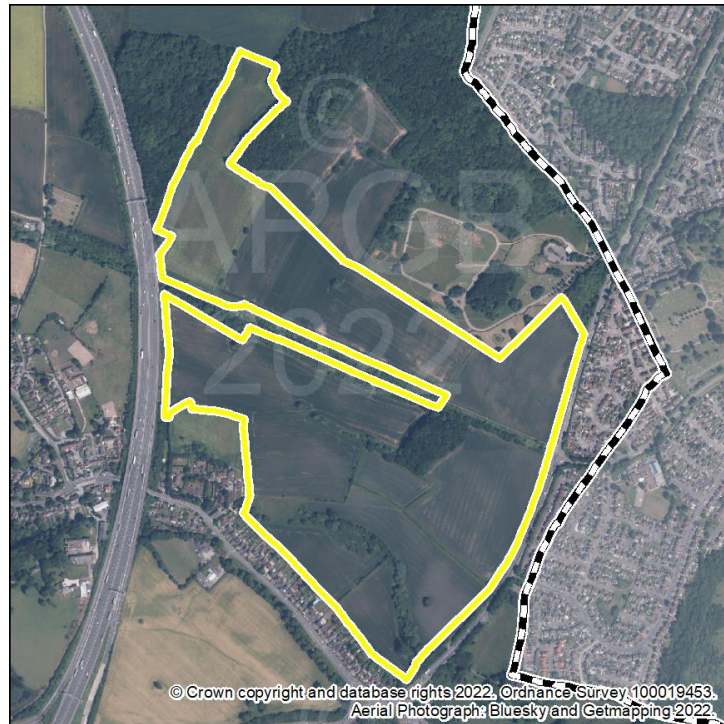
<b>Is the site suitable for strategic?</b>	<p>Although located adjacent to Junction 26 of the M1, the site is not potentially suitable, and compared to other sites in the vicinity of this junction, the land is not a preferred location for strategic logistics development. The land is smaller in size (21 ha) and there is an absence of pedestrian or cycling access, and potential rail or tram access. Highways access is more problematic due to the elevation of the site, the limited left turn only junction on the A610 and its proximity to the M1 roundabout. The site is located 13 miles from the nearest rail freight interchange at Junction 24 of the M1.</p> <p>Among the sites in Broxtowe, this site is the lowest preference, having regard to anticipated issues with vehicular, pedestrian and cycle access.</p>
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# BBC-L05: Land at Low Wood Road, Nuthall

## Map



## Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site covers 57.22 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located close to Junction 26 which is an Area of Opportunity.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “The site immediately adjoins the A610 off the two proposed access roads which connects the site to the M1 at Junction 26. Junction modelling undertaken by our Transport Consultant indicates that there is sufficient capacity within the existing junctions within the vicinity of the site.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, location within an Area of Opportunity and its connectivity to the A610 and M1.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	57.22 ha  The site is over 50 ha in size.  Note: The size of this site has been reduced, by the promoters, since the Stage 1 assessment.
<b>Estimated employment floorspace</b>	Approximately 154,000 square metres. (Owners/promoters estimate, i.e. “1,655,000 sqf”.)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield.

Stage 2 Criteria	Details
<b>Relevant SHLAA or SHELAA conclusion</b>	Not included in the current SHLAA. No S(H)ELAA completed.
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The owners/promoters advise:            "The site is viable to deliver as both a mixed use B8 logistics park with residential to the northern land parcel [now the whole proposed site] or a totally employment / logistics led scheme. The provision of infrastructure such as the Park and Ride and NET extension is viable to deliver as part of the development proposals, subject to a sufficient strategic quantum of development being provided for."</p> <p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p>

### Transport Infrastructure and Accessibility

Transport Infrastructure	Commentary
<p><b>Strategic highways –</b>            Good connection to the highway network close to a junction with the M1 or long distance dual carriageway</p>	<p>Close to the A610 and to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that mitigation is likely to be required.</p> <p>NH also advises that the scale of development and distance from M1 J26 suggest that there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. National Highways' preferred approach to highways mitigation is via a Section 278 whereby highways infrastructure improvements are designed, delivered, and funded by the applicant.</p> <p>Nottinghamshire County Council (NCC) advises that the preferred access point is Low Wood Road and that the proposal should seek to minimise the impact of development traffic on the amenity of residents along Nottingham Road.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary. Cycling infrastructure should be delivered to "LTN 1/20 standard".</p> <p>NCC advises that the site is "affected by tram extension".</p>

<b>Transport Infrastructure</b>	<b>Commentary</b>
<b>Rail network accessibility</b>	No potential for rail network accessibility. The site is approximately 13 miles north of the East Midlands Gateway Logistics Park.
<b>Accessibility to labour – proximity to centres of population and ability to be served by public transport and active travel.</b>	<p>Adjacent to Nottingham and Nuthall/Kimberley, also close to Eastwood.</p> <p>Good ability to be served by public transport and active travel.</p> <p>NCC mentions the possibility of a tram extension at some point.</p>

### Other Critical Infrastructure

<b>Type</b>	<b>Commentary</b>
<b>Utilities</b>	<p>The owners/promoters advise:            “There is an existing intermediate pressure gas pipeline that crosses the site. This would either be retained with the required easement or diverted as part of the development proposals.            There is sufficient provision for electricity capacity and high speed broadband in the area.”</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>
<b>Blue and Green Infrastructure</b>	<p>On-site provision/enhancement would probably be preferable.</p> <p>(The site includes parts of ‘Primary and Secondary Strategic Networks’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, and parts of ‘Primary and Secondary Green Infrastructure Corridors’, as defined in the adopted Broxtowe Part 2 Local Plan.)</p>
<b>Other</b>	Part of the site is 'safeguarded' for HS2.

### Sustainability Appraisal

<b>Objective</b>	<b>Score</b>	<b>Objective</b>	<b>Score</b>
<b>1. Housing</b>	0	<b>9. Brownfield Land</b>	--



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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within Broad Area 24: 'Area between dismantled railway line and Nottingham Road Nuthall' in the 'Green Belt Review Background Paper December 2022'. Score 11/20. Development of parts of the site would have a major impact on the Green Belt gap between the main built-up area of Nottingham and the built-up area of Kimberley/Watnall/Nuthall. Development of any of the site would have a substantial impact on this gap.
<b>Agricultural Land</b>	Predominantly agricultural.  Agricultural Land Classification: 73% Grade 3, 26% Grade 2, 1% 'urban'.
<b>Land Contamination</b>	None known.
<b>Carbon Neutrality</b>	The development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.

<b>Topic</b>	<b>Commentary</b>
<b>Flood Risk</b>	Approximately 12% of the site is at risk of surface water flooding and less than 1% is at risk of either river or ground water flooding.
<b>Natural Environment</b>	Two Local Wildlife Sites (LWSs) and a small area of ancient woodland are within the site. A Site of Special Scientific Interest is within 50m of the site and six LWSs are within 250m it.
<b>Historic Environment</b>	Nuthall Conservation Area is within 100m of the site and 7 Listed Buildings (Grade II) are within 250m of the site.
<b>Landscape and topography</b>	The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy).
<b>Regeneration</b>	Adjacent to Nottingham and close to Eastwood, both of which include areas of high deprivation.
<b>Compatibility of surrounding uses</b>	Residential properties are adjacent to parts of the site.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

## Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>The site is considered to be potentially suitable for strategic logistics development.</p> <p>This is provided that any development incorporates a tram extension that would serve the site and beyond.</p> <p>Among the sites in Broxtowe, this site is the second preference. It is less preferable than site BBC-L01 because of the absence of potential rail access. It is more preferable than the other options because of the potential for tram access, which, if delivered in the future, would have benefits for carbon reduction and would reduce adverse impacts on the A610 roundabout.</p>
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# BBC-L06: Land at New Farm, Nuthall

## Map



## Aerial Image



## Stage 1 Assessment

Stage 1 Assessment	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is 40.90 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is located within an Area of Opportunity around Junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise:  “Access to Blenheim Industrial Park, connecting to Low Wood Road (A6002) which connects to the A610 and M1 motorway. Approximately 3.7km (6 minute drive) from the M1 J26 via good quality roads.”
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, its location within an Area of Opportunity, and its proximity to the M1 and A610.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size – Is the site 50ha or more?</b>	40.90 ha.  The site is not over 50 ha in size.
<b>Estimated employment floorspace</b>	Up to approximately 88,000 square metres. (Owners/promoters’ estimate, i.e. “up to 950,000 sqft”.)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site for logistics (as an extension to the existing industrial estate).
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	Not included in the current SHLAA. No S(H)ELAA completed.

Stage 2 Criteria	Details
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The owners/promoters advise: "Site considered viable for major industrial and logistics use".</p> <p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p>

### Transport Infrastructure and Accessibility

Transport Infrastructure	Commentary
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Close to the A610 and to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that mitigation is likely to be required.</p> <p>NH also advises that the scale of development and distance from M1 J26 suggest that there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. National Highways' preferred approach to highways mitigation is via a Section as a location for strategic distribution and 278 whereby highways infrastructure improvements are designed, delivered, and funded by the applicant.</p> <p>Nottinghamshire County Council (NCC) comments that the City Council will be able to advise on matters such as the preferred access point, routing and sustainable travel.</p>
<b>Rail network accessibility</b>	No potential for rail network accessibility.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>Adjacent to Nottingham, also close to Hucknall and Nuthall/Kimberley.</p> <p>Reasonable ability to be served by public transport and active travel.</p>

### Other Critical Infrastructure

Type	Commentary
<b>Utilities</b>	<p>The owners/promoters advise: "Propose to connect to existing utilities – capacities to be reviewed".</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>

Type	Commentary
<b>Blue and Green Infrastructure</b>	On-site provision/enhancement would probably be preferable.  (The site includes parts of 'Secondary Green Infrastructure Corridors', as defined in the adopted Broxtowe Part 2 Local Plan.)
<b>Other</b>	Part of the site is 'safeguarded' for HS2.

### Sustainability Appraisal

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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls partly within Broad Area 23: 'Area between Long Lane and dismantled railway line adjacent to Blenheim Industrial Estate' and partly within Broad Area 24: 'Area between dismantled railway line and Nottingham Road Nuthall' in the 'Green Belt Review Background Paper

<b>Topic</b>	<b>Commentary</b>
	December 2022'. Scores 12/20 and 11/20 respectively. Development would have a substantial impact on the Green Belt gap between the main built-up area of Nottingham and the built-up area of Kimberley/Watnall/Nuthall.
<b>Agricultural Land</b>	Yes.  Agricultural Land Classification: 55% Grade 2, 45% Grade 3.
<b>Land Contamination</b>	The owners/promoters advise: "None reported".  Less than 1% of the site is part of a Historic Landfill Site.
<b>Carbon Neutrality</b>	Any development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	Less than 1% of the site is at risk from surface water flooding.  39% of the site is at identified risk of ground water flooding.
<b>Natural Environment</b>	There are two Sites of Special Scientific Interest (Seller's Wood and Bulwell Wood) adjacent to the site.  There is one Local Wildlife Site within the site and four within 250m of the site.
<b>Historic Environment</b>	There are no Listed Buildings or Conservation Areas within or close to the site.
<b>Landscape and topography</b>	The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy).
<b>Regeneration</b>	Adjacent to Nottingham, which includes areas of high deprivation.
<b>Compatibility of surrounding uses</b>	There are no residential properties directly adjacent to the site.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

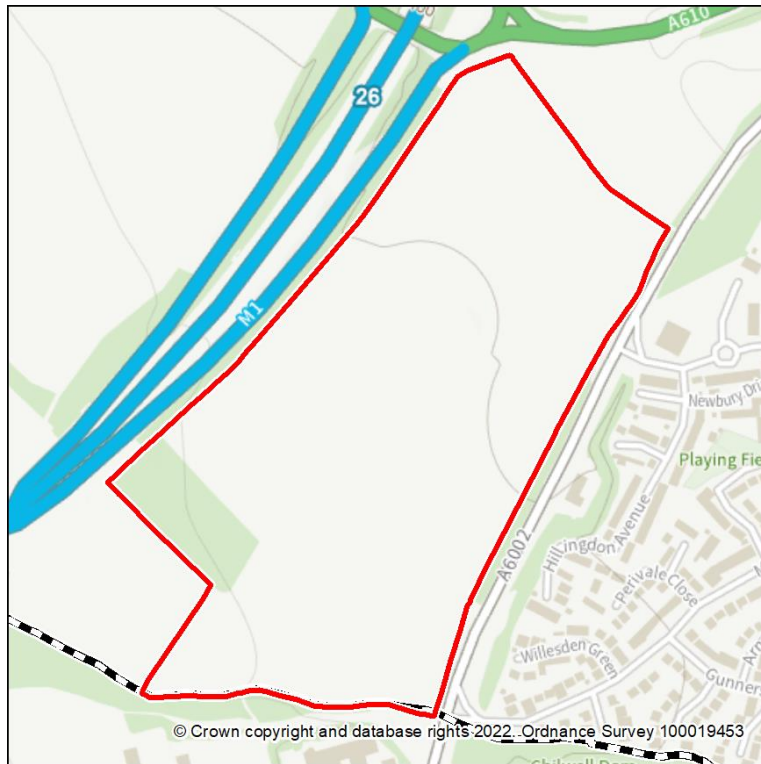
## Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>The site is not considered to be potentially suitable for strategic logistics development, because of the site's distance from the strategic road network, cumulative impacts on the highway network, and absence of potential rail or tram access.</p> <p>This site (and site BBC-L08) would however be more preferable than site BBC-L04, which is located south west of Junction 26, because of fewer anticipated issues with vehicular, pedestrian and cycle access.</p>
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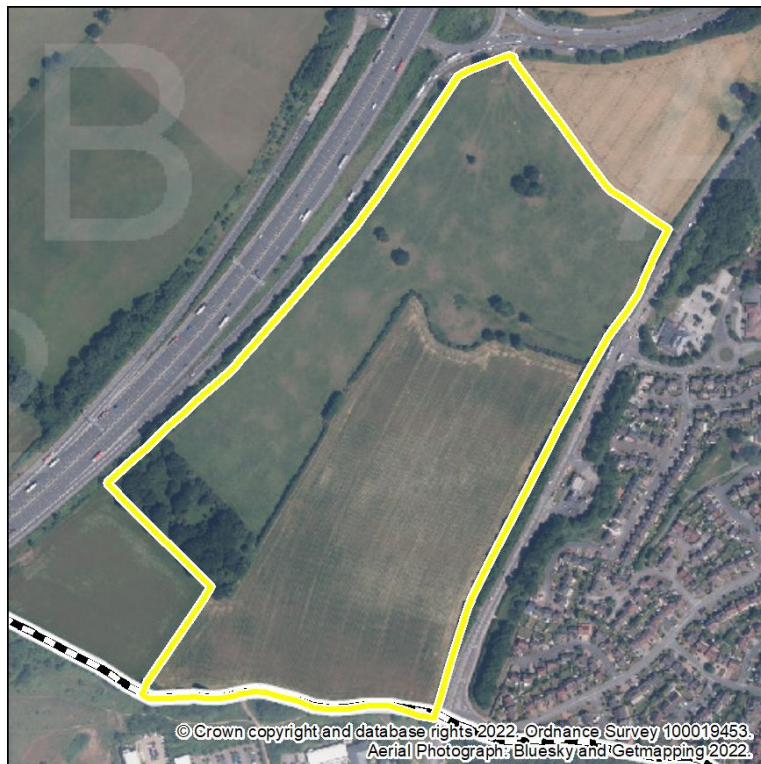


**BBC-L08: Land to south-east of junction 26 of M1, Nuthall**

**Map**



**Aerial Image**



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale – Is the site greater than 25Ha?</b>	Yes.  The site is 25.01 ha.
<b>Strategic Location – Is it within an Area of Opportunity</b>	Yes, the site is within an Area of Opportunity around junction 26 of the M1.
<b>Strategic Highway Connections – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?</b>	The owners/promoters advise that: “Access would be via the A6002, which connects to junction 26 of the M1”.
<b>Stage 1 Conclusion</b>	The site is identified as a reasonable alternative for further consideration because of its capacity, its location within an Area of Opportunity and its proximity to the M1 and A610.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Assessment	Details
<b>Site Size – Is the site 50ha or more?</b>	25.01 ha.  The site is not over 50 ha in size.
<b>Estimated employment floorspace</b>	Approximately 83,000 square metres. (Owners/promoters’ estimate, i.e. “895,000 square feet”.) (Owners/promoters describe this as being for “industrial / logistics”.)
<b>Existing use</b>	Agricultural.
<b>Extension or new site</b>	New site.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	The site is assessed for housing in the current SHLAA as “Could be suitable if policy changes”.

<b>Stage 2 Assessment</b>	<b>Details</b>
<b>Relevant Growth Options Study Conclusions</b>	Not in a 'Potential Area for Strategic Growth' (as defined at page 16 of the Study).
<b>Viability and deliverability</b>	<p>The viability of the site would need to be considered through the preparation of a Plan Wide Viability assessment.</p> <p>The owners/promoters advise that: "The landowners own the freehold of the site and are confident that a viable scheme can be brought forward."</p>

### Transport Infrastructure and Accessibility

<b>Transport Infrastructure</b>	<b>Commentary</b>
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	<p>Adjacent to the A610 and to junction 26 of the M1.</p> <p>National Highways (NH) (formerly Highways England) advises that mitigation is likely to be required.</p> <p>NH also advises that the scale of development and distance from M1 J26 suggest that there will be a significant (cumulative) impact and off-site highways mitigation at M1 J26 may be required. National Highways' preferred approach to highways mitigation is via a Section 278 whereby highways infrastructure improvements are designed, delivered, and funded by the applicant.</p> <p>Nottinghamshire County Council (NCC) advises that the preferred access point would be Mornington Crescent. Traffic would be expected to utilise the M1/A610/A6002.</p> <p>NCC also advises that it would be necessary to ensure that appropriate public transport infrastructure is provided to serve the site with suitable footway connections and crossings where necessary. Cycling infrastructure should be delivered to "LTN 1/20 standard".</p>
<b>Rail network accessibility</b>	No potential for rail network accessibility. The site is approximately 13 miles north, along the M1, of the East Midlands Gateway railway interchange.
<b>Accessibility to labour –</b> proximity to centres of population and ability to be served by public transport and active travel.	<p>Adjacent to Nuthall, very close to Nottingham and Kimberley, also close to Eastwood.</p> <p>Good ability to be served by public transport and active travel.</p>

### Other Critical Infrastructure

Infrastructure Type	Commentary
<b>Utilities</b>	<p>The owners/promoters advise:            “A water main is proposed to run along the eastern boundary of the site and can be satisfactorily accommodated into the layout for the redevelopment of the site.”</p> <p>No abnormal requirements have been identified by the Council, however further input would be required from consultees.</p>
<b>Blue and Green Infrastructure</b>	<p>On-site provision/enhancement would probably be preferable.</p> <p>(The site includes part of a ‘Secondary Strategic Network’, as defined in the ‘Greater Nottingham Blue and Green Infrastructure Strategy January 2022’, and part of a ‘Secondary Green Infrastructure Corridor’, as defined in the adopted Broxtowe Part 2 Local Plan.)</p>
<b>Other</b>	<p>Part of the site is 'safeguarded' for HS2.</p> <p>9% of the site is in a Coal Authority 'Development High Risk Area'.</p>

### Sustainability Appraisal

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

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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	The site falls within Broad Area 25: 'Land between Nottingham Business Park and Nottingham Road Nuthall' in the 'Green Belt Review Background Paper December 2022'. Score 11/20. Development would have a major impact on the Green Belt gap between the main built-up area of Nottingham and the built-up area of Kimberley/Watnall/Nuthall.
<b>Agricultural Land</b>	Yes.  Agricultural Land Classification: 71% Grade 2, 29% Grade 4.
<b>Land Contamination</b>	The owners/promoters advise: "Historic mine shafts are present. An indicative layout for the site has been produced to assess the overall capacity of the site which includes 15 metre stand-offs from each of the mine shafts on site. This will allow remediation / capping."
<b>Carbon Neutrality</b>	Any development would be subject to full environmental analysis as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Not known at this stage.  The site is not part of an Air Quality Management Area.
<b>Flood Risk</b>	The site is not at any significant identified risk of any form of flooding.
<b>Natural Environment</b>	There is a Local Wildlife Site within the site and two within 250m of it.
<b>Historic Environment</b>	Nuthall Conservation Area is within 250m of the site.
<b>Landscape and topography</b>	The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy).
<b>Regeneration</b>	Adjacent to Nottingham and close to Eastwood, both of which include areas of high deprivation.

Topic	Commentary
<b>Compatibility of surrounding uses</b>	There are no residential properties directly adjacent to the site, however there are many residential properties on the opposite side of the A6002.
<b>Availability</b>	Available: promoted through the 'Call for Sites'.

### Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>The site is potentially suitable, however because of sites size and the absence of potential rail or tram access it is not a preferred site.</p> <p>This site (and site BBC-L06 to the north) would however be more preferable than site BBC-L04 (located on the opposite side of the M1) because of fewer anticipated issues with vehicular, pedestrian and cycle access.</p>
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# Erewash

## NC1.2PA: Stanton North / Stanton Park

### Map



### Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	<p>Yes, the site is a strategic employment allocation in the draft Erewash Core Strategy Review. It is approximately 80 hectares in size.</p> <p>An outline planning permission for a maximum of 261,241sqm of mixed employment floorspace was granted in 2022 as part of ERE/1221/0002. The logistics/B8 component will be determined through a reserved matters application.</p>
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	No – the site is located north of Area of Opportunity 3 (Para 10.8 of the Report) identified around J25 of the M1 which also stretches east and west along the A52 corridor.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Whilst the site is in very close proximity to the M1 motorway, vehicular access is more indirect, with road connections to the strategic highway network needing to be taken through Sandiacre to access J25.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of its size, its location on the edge of an Area of Opportunity (as identified in the Logistics Study), its location adjacent to the M1 and the planning status of the site now it benefits from an outline consent for mixed employment uses.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size</b> – Is the site 50ha or more?	Yes, the site is circa 80 hectares with around 26 hectares net developable area (as confirmed by the outline permission. The wider site contains areas for landscaping, parking and service areas.



Stage 2 Criteria	Details
<b>Estimated employment floorspace</b>	261,241 sqm approved via ERE/1221/0002. Logistics element is unconfirmed, although masterplans show a significant element of floorspace intended for B8 uses.
<b>Existing use</b>	Cleared, vacant former industrial land.
<b>Extension or new site</b>	This has formed part of a long-standing Local Plan allocation spanning several documents, firstly as protected industrial land and more recently as part of a wider mixed-use regeneration site. It is classed as a new site for the purposes of this study as it is now a standalone strategic employment allocation with plans to deliver large-scale logistics facilities.
<b>PDL or Greenfield</b>	PDL
<b>Relevant SHLAA or SHELAA conclusion</b>	A portion of the site was assessed in the Nottingham Core and Outer HMAs Employment Land Needs Study with it concluded as being of 'poor/average' quality. However, the site was recommended to remain identified for an employment use. The site has not been assessed in a recent SHLAA or a SHELAA.
<b>Relevant Growth Options Study Conclusions</b>	The site formed part of an area assessed within the AECOM Growth Options Study (E07: Stanton Extension) with the conclusion that there was low potential for strategic housing growth. The site sits outside of the five 'Areas of Opportunity' identified by the Icen Logistics Study, although geographically close to the M1, the lack of direct vehicular accessibility has always proven problematic in unlocking the site's fullest potential.
<b>Viability and deliverability</b>	With an outline planning consent now in place, this confirms the site's deliverability with site owners committed to developing a range of employment facilities at the site. The investment made in clearing the site of redundant structures reaffirms the site owners' commitment to providing logistics space at this location.

### Transport Infrastructure and Accessibility

Transport Infrastructure	Commentary
<b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway	Adjacent to the M1, but without any direct access to the motorway. Nearest route to the strategic road network (SRN) (M1 & A52) is via Sandiacre and totals 2.6 miles in length. Considered 'Very poor' for access to the SRN in the Employment Land Needs Study. With outline consent achieved, highway impacts arising from future development have been considered as acceptable by National Highways.

<b>Transport Infrastructure</b>	<b>Commentary</b>
<b>Rail network accessibility</b>	The site benefits greatly from direct rail connectivity to the Erewash Valley mainline railway running just east of Stanton North. A legacy of the site's previous industrial operations saw it linked to the mainline through a short section of rail spur. Whilst the spur has been closed in recent decades, development will see it reinstated to enable freight movements into and out of the site.
<b>Accessibility to labour</b> – proximity to centres of population and ability to be served by public transport and active travel.	The site is within the main built-up area of Ilkeston which has a significant pool of potential labour. Whilst connectivity between the site and the residential areas of the town is currently poor, improvements in Green Infrastructure being established through the Stanton North development will provide better access for prospective workers.

### Other Critical Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	Electricity - No abnormal requirements. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply - no abnormal requirements. Gas - no abnormal requirements. IT - no abnormal requirements
<b>Blue and Green Infrastructure</b>	Site currently private and has no open public access. Some non-statutory wildlife assets across the site. Three local wildlife sites within the site boundaries. Minimum 10% Biodiversity net gain has been negotiated to be delivered off-site.
<b>Other</b>	New junctions joining to Lows Lane to enable appropriate vehicular access into the site are to be provided through its development.

### Sustainability Appraisal

<b>Objective</b>	<b>Score</b>	<b>Objective</b>	<b>Score</b>
<b>1. Housing</b>	+2	<b>9. Brownfield Land</b>	+3
<b>2. Employment and Jobs</b>	+3	<b>10. Energy and Climate Change</b>	+3
<b>3. Economic Structure and Innovation</b>	+5	<b>11. Pollution and Air Quality</b>	-1

Objective	Score	Objective	Score
4. Shopping Centres	+1	12. Flooding and Water Quality	-2
5. Health and Well Being	0	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	+5
6. Community Safety	+2	14. Landscape	+2
7. Social Inclusion	+2	15. Built and Historic Environment	+1
8. Transport	0	16. Natural Resources and Waste Management	-1

Please note that:

- Erewash Borough Council SA has a different scoring methodology to the Greater Nottingham SA.
- The SA was undertaken as part of the Proposed Core Strategy 2022. It does not take into account representations during consultation and evidence concerning Heritage Impact Assessment, Habitat Regulations Assessment and Whole Plan Viability.

### Constraints and other considerations

Topic	Commentary
Green Belt	Site is not in the Green Belt.
Agricultural Land	No
Land Contamination	Known land contamination. Contamination due to former use as part of a wider ironworks facility spanning larger area. Historic uses necessitate remediation works, although a remediation strategy has been approved as part of the site's outline consent.
Carbon Neutrality	The development has been subject to full environmental analysis as part of the design and planning application process. Energy use – the site is located with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and greenhouse gas emissions from more sustainable means of travel.
Impact on Air Quality	The Stanton North site does not form any part of an Air Quality Management Area. Development would not be expected to cause additional harm to the scale where the designation of an AQMA would be necessary. Impacts on air quality have been addressed through the planning

Topic	Commentary
	application process, with the local planning authority satisfied development would not be detrimental.
<b>Flood Risk</b>	The site is impacted by higher vulnerability areas of flood risk. This is notably along the northern boundary which broadly follows the Nut Brook which is culverted in sections. Small areas of Flood Zone 3b (functional flood plain), 3a and 2 penetrate into the site – although areas vulnerable to flooding have influenced the proposed site layout and will be incorporated into a sympathetic design.
<b>Natural Environment</b>	Large parts of the site have seen self-seeding shrub and grass coverage emerge as a consequence of its post-industrial status. Two Local Wildlife Sites (ER188 – Ilkeston Road Pond & Nutbrook Canal and ER217 – Stanton Ironworks) are contained entirely within the boundaries of the site. Two further LWSs (ER201 – Quarry Hill Lagoons & ER215 – Erewash Canal) directly adjoins the site on the northern and eastern boundaries.
<b>Historic Environment</b>	<p>Two buildings, one on-site (3 &amp; 4 Low’s Lane) and one immediately adjacent (Saint Gobain Main Offices), are on the Local Buildings of Interest List.</p> <p>A Heritage Impact Assessment has been undertaken to support the allocation of the site as part of the Core Strategy Review with no adverse impacts being identified by the work.</p>
<b>Landscape and topography</b>	The landscape is characterised as post-industrial/urban with the site comprising vacant and cleared land formerly accommodating parts of the Ironworks facility. General topography is largely even, with some undulations evident along the northern boundary of the site.
<b>Regeneration</b>	The site, whilst located within an SOA which ranks low on the index of highest deprivation, is surrounded by several areas where deprivation is noticeably higher and are categorised within the top 10% and 20% of deprived areas in the country.
<b>Compatibility of surrounding uses</b>	Site is close to the Quarry Hill Industrial Estate, a strategic employment location site, which is located just north of Stanton North. Other, more modern industrial uses of a non-strategic scale are located south and south-west. New logistics uses at the site would complement the diverse employment uses just beyond the boundaries.
<b>Availability</b>	As demonstrated by the application for, and subsequent granting of, outline planning consent, the site is under the control of owners who are committed to developing a strategic-scale employment facility.

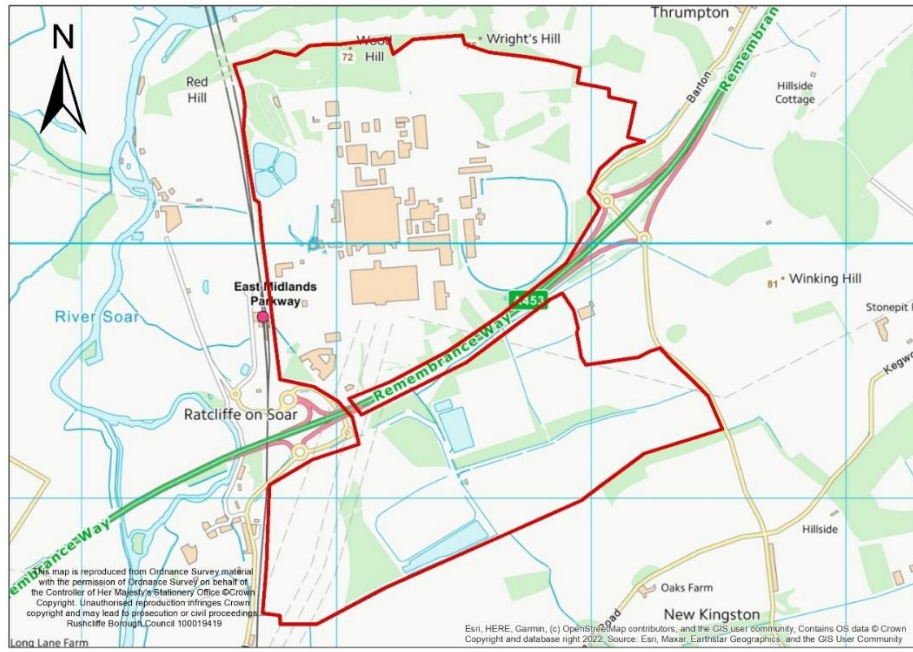
## Conclusions and recommendations

<b>Is the site suitable for strategic?</b>	<p>This site has been identified as a site which should be considered further by Stage 2, largely as a consequence of its planning status which sees the site benefit from outline permission for a strategic scale of new employment land and premises. Given the site's current planning status, there is an acceptance by the local planning authority of the site's suitability to deliver an as-yet unspecified scale of B8 logistics floorspace. This has been further strengthened by the site's inclusion as a strategic employment site in the Erewash Core Strategy Review.</p> <p>Where constraints have been flagged by the assessment, in most instances these have either been overcome to the satisfaction of the local planning authority through the granting of outline planning permission – or will be addressed in a future reserved matters application.</p> <p>The site is identified as a preferred location for strategic logistics.</p>
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# Rushcliffe

## RBC-L01: Ratcliffe-on-Soar Power Station

### Map



### Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	265 ha (gross), of which approximately 36.4 Ha of the site is proposed for logistics  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes, the site is within an Area of Opportunity adjacent to A453.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development Improvements are likely to be required to junctions on the strategic and non-strategic road network.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of the site's location adjacent to the strategic network (A453 (M1)) and access to it. The A453 is an Area of Opportunity for strategic distribution. It also has existing utilities infrastructure. Part of the site is promoted by the landowner as a location for strategic distribution and up to 180,000 sqm of logistics development is identified within the draft LDO. Redevelopment offers opportunities to improve the local environment and wider area.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Size</b> – Is the site over 50 hectares	265 ha (gross), of which approximately 36.4 Ha of the site is proposed for logistics  Yes
<b>Logistics Study</b> – Is it within an Area of Opportunity	Yes (Area adjacent to A453)
<b>Estimated employment floorspace</b>	Up to 180,000 sqm (gross floor space) (as set out within draft Local Development Order)
<b>Existing Use</b>	Coal-fired power station

Stage 2 Criteria	Details
Extension or new site	New site
Known Land Contamination	Site is a coal-fired power generation site. A preliminary Conceptual Site Model has been completed to identify potential contaminant linkages and the associated risks. These will be addressed through a Decommissioning and Remediation Strategy which will outline an appropriate methodology to remediate any identified/confirmed residual contamination.
PDL or Greenfield	Previously Developed Land
Relevant SHLAA or SELAA conclusion	This site has not been assessed within the SHLAA or SELAA
Relevant Growth Options Study Conclusions	<p>The Growth Options Study concludes that Ratcliffe Power Station has a high potential for strategic growth. It identifies the following constraints within and adjoining the site: a Scheduled Monument (Roman site on Red Hill); Thrumpton Conservation Area; an authorised landfill site; waterbodies; woodland; flood zones and landscape constraints (in the vicinity of Gotham Hill Wood and Kingston on Soar).</p> <p>However, there are a number of strategic opportunities and locational advantages (East Midlands Parkway, East Midlands Airport, University of Nottingham, access to the A453 and River Trent, previously developed land etc.) that make the site suitable for development pending further investigations.</p>
Viability and deliverability	<p>Delivery of strategic distribution on this site would be delivered alongside other employment uses (identified in the draft LDO) related to low carbon, renewable and energy storage technologies, research and manufacturing.</p> <p>Expected some areas available from 2023, while others from closure of power station (end of September 2024). Full site availability after decommissioning and demolition of power station buildings and structures (2030s)</p>

### Transport Infrastructure and Accessibility

Transport Infrastructure	Commentary
<p><b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway</p>	<p>Access can be achieved onto the A453 (and M1) via existing junctions on the A453. Given the scale of employment development Improvements are likely to be required to junctions on the strategic and non-strategic road network.</p> <p>National Highways advise that the Transport Assessment identified a 'severe' impact on the SRN at several junctions including M1 J24. Mitigation required at several SRN junctions. Negotiations are currently underway and it has</p>



<b>Transport Infrastructure</b>	<b>Commentary</b>
	<p>been agreed that mitigation can be agreed and delivered as the site is redeveloped.</p> <p>Nottingham County Council highlight the potential for increased traffic on county roads if there is not sufficient capacity on the A453 (the primary route of access), noting that mitigating impacts on Junction 24 will not be delivered until phase 3.</p>
<b>Rail network accessibility</b>	The site has its own rail freight access to the national network. It is also only 4 miles from the existing rail freight interchange at the East Midlands Logistics Park.
<b>Accessibility to labour – proximity to centres of population and ability to be served by public transport and active travel.</b>	The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. The station also has a bus/coach stop with national and local services. The site is within 30 minutes' travel time via train to Derby and within 30 minutes' travel time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.

## Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	<p>Electricity – Power station site is connected directly to the national grid. This infrastructure will stay on site.</p> <p>Gas – Power station has gas mains supply. No abnormal requirements expected.</p> <p>Water Supply – Power station is connected to mains water supply. No abnormal requirements expected.</p> <p>Wastewater – Power station has its own water treatment works. Capacity to accommodate development proposed in LDO will be established prior to redevelopment of the site.</p> <p>IT/ Communications – Power station site has comprehensive IT and communications infrastructure. No abnormal requirements expected.</p>
<b>Emergency Services</b>	Consider at more detailed planning application stage.
<b>Blue and Green Infrastructure</b>	LDO includes on-site BGI and off-site 10% BNG.
<b>Other</b>	There is a public right of way that runs through the site to the south of the A453

## Sustainability Appraisal

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

## Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	<p>The Green Belt Review 2022 assessed the Power Station Site, including land south of the A453 which is included in the draft LDO.</p> <p>The area scored 12 (out of 20). However, inclusion of the land south of the A453 (not proposed here for strategic distribution) increased the site's performance against Green Belt purposes. Particularly restricting urban sprawl, merging of settlements and safeguarding countryside. Given the extensive development within the Power Station itself, it has less Green Belt importance.</p>
<b>Agricultural Land</b>	The majority of the site is classified as non-agricultural land, with two parcels of land being sub-grade 3b and one small parcel on the southern side being sub-grade 3a.
<b>Land Contamination</b>	As an operation power station, areas of the site will be contaminated. The draft LDO is supported by an EIA that confirms there are areas contaminated by harmful material, including hydrocarbons and asbestos. Further risk assessments are required to confirm risks and inform mitigation.

Topic	Commentary
<b>Carbon Neutrality</b>	<p>The development would be subject to environmental appraisal as part of the allocation and planning application process.</p> <p>The LDO includes the provision of solar photovoltaic technologies, and the objective is to create a low carbon and renewable energy technology centre of excellence including research, skills training and manufacturing.</p>
<b>Impact on Air Quality</b>	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.</p>
<b>Flood Risk</b>	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers. The power station site also has areas at low, medium and high risk of surface water flooding.</p>
<b>Natural Environment</b>	<p>The site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS.</p> <p>The site is of sufficient size that there is potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>
<b>Historic Environment</b>	<p>A part of the Roman site scheduled monument at Redhill lies within the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station.</p> <p>The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.</p>
<b>Landscape and topography</b>	<p>The site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the DPZ is moderate and the landscape strength is strong.</p> <p>The existing power station has a significant impact on the local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact.</p>
<b>Compatibility of surrounding uses</b>	<p>The Power Station is located away from residential areas or other uses that could be adversely affected by strategic distribution on this site.</p>

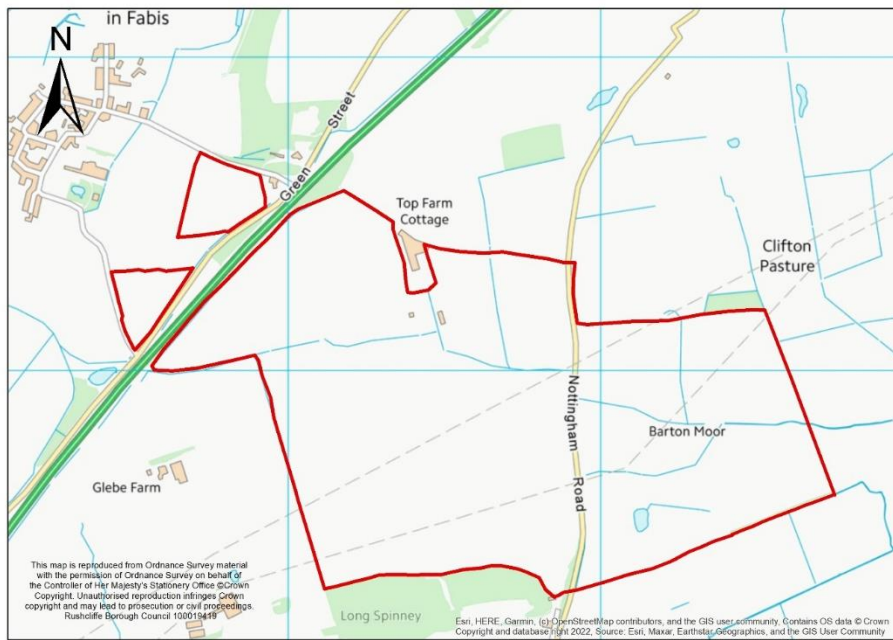
Topic	Commentary
<b>Availability</b>	The site is being actively promoted for development by the landowner, a significant proportion of the northern part of the site for strategic distribution. Draft LDO is in the planning process.

## Conclusions and recommendations

<b>Is the site suitable for strategic distribution?</b>	<p>The site is identified as a reasonable alternative for further consideration because of the site's size and location adjacent to the strategic network (A453 (M1)) and access to it.</p> <p>The stage 2 assessment identifies that, as an operational power station, there are existing utilities infrastructure on site. Part of the site is promoted by the landowner as a location for strategic distribution and up to 180,000 sqm of logistics development is identified within the draft LDO. Its location adjacent to the Midland Mainline railway, the existing rail spur into the site and proximity to the East Midlands Gateway rail freight interchange are significant factors that favour this site as a location for strategic distribution and logistics. This would be delivered alongside other employment uses focused on researching and manufacturing low carbon and renewable energy technologies.</p> <p>Redevelopment offers opportunities to improve the local environment and wider area.</p> <p>Whilst the allocation of land south of the A453 is likely to have significant effects on the openness of the Green Belt in this area, redevelopment of the power station offers an opportunity to positively enhance the Green Belt and contribute to Green Belt purposes.</p> <p>The site is considered potentially suitable for strategic distribution and, given the: brownfield status of site (north of the A453); existing rail access and proximity to the rail freight interchange; the existing power station's access onto the A453 (two junctions) and proximity to the M1, it is considered a preferred location when compared against other sites.</p>
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# RBC-L02: Nottingham 'Gateway'

## Map



## Aerial Image



## Stage 1 Assessment

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	168 ha Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – within the A453 Area of Opportunity.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Adjacent to the A453, however access would require a new junction or access to an existing junction. The landowner has proposed a road bridge over the A453 which connects the site to Green Street from which the A453 can be accessed at the Mill Hill Roundabout. Otherwise access to the strategic road network would be achieved via the South of Clifton Sustainable Urban Extension, which is currently being developed.
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of the site's size, its location within an area of opportunity (as identified in the Logistics Study) and location adjacent to the A453. Alongside environmental and policy constraints, consideration within the Stage 2 assessment must determine whether access onto the A453 is viable and deliverable.

Stage 1 Criteria	Details
<b>Strategic Scale</b> – Is the site greater than 25Ha?	168 ha. An alternative smaller area of approximately 115Ha is also being promoted which excludes the land to the east of Nottingham Road in its entirety  Yes
<b>Strategic Location</b> – Is the site within an Area of Opportunity?	Yes – within the A453 Area of Opportunity.
<b>Strategic Highway Connections</b> – Does the site have good connections to the highway network close to a junction with the M1 or long distance dual carriageway?	Adjacent to the A453 and the northern edge of the site is around 4.5 miles away from Junction 24 of the M1 if direct access could be achieved onto the A453. Access would require a new junction or access to an existing junction. The landowner has proposed a junction arrangement which is considered further in the part 2 assessment, together with National Highways view on whether direct connection to the A453 would be acceptable in principle
<b>Conclusion</b> – Is the site a reasonable alternative that is carried forward to a Stage 2 Assessment?	The site is identified as a reasonable alternative for further consideration because of the site's size, its location within an area of opportunity (as identified in the Logistics Study) and location adjacent to the A453. Alongside environmental and policy constraints, consideration within the Stage 2

Stage 1 Criteria	Details
	assessment must determine whether access onto the A453 is viable and deliverable.

## Stage 2 Assessment

### General – floorspace, type of site, other assessments and viability

Stage 2 Criteria	Details
<b>Site Size</b> – Is the site 50ha or more?	Yes the site is 168ha or 115ha
<b>Estimated employment floorspace</b>	350,000 sqm (according to site submission for the larger area of land). Would be less on smaller site.
<b>Existing use</b>	Agricultural use
<b>Extension or new site</b>	New site (although this site is adjacent to the mixed use Clifton strategic allocation that includes storage and distribution (adjacent to the A453)).
<b>PDL or Greenfield</b>	Greenfield land.
<b>Relevant SHLAA or SHELAA conclusion</b>	This site has been assessed within the SHLAA for housing but no SELAA carried out to date.
<b>Relevant Growth Options Study Conclusions</b>	The site is within the A453 Potential Area for Strategic Growth. This site is located in Area (B) The SW Nottingham – South of A453. It is a large tract of land and generally free from major constraints except for a Scheduled Monument (Romano-British nucleated enclosed settlement and Roman villa complex at Glebe Farm); Thrumpton Conservation Area; a gas pipeline; woodland blocks; and landscape constraints in the southern portion of the site. Access to the A453 and potential to create links to the tram network and East Midlands Parkway make the site suitable for development pending further site investigations.
<b>Viability and deliverability</b>	<p>Site promoter considers the site is in an attractive location for the logistics market and is economically viable. It would fully fund all necessary infrastructure.</p> <p>The viability of the site would be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p>

### Transport Infrastructure and Accessibility

Transport Infrastructure	Commentary
<p><b>Strategic highways –</b> Good connection to the highway network close to a junction with the M1 or long distance dual carriageway</p>	<p>Adjacent to the A453, however access would require a new junction or access to an existing junction.</p> <p><b>New Junction</b></p> <p>If a new junction is intended, National Highways consider that this would be unacceptable. This is because of a proposed new access onto the A453 trunk road which is in conflict with DfT Circular 01/22 'The Strategic Road Network and the Delivery of Sustainable Development', Paragraphs 18-19. Furthermore. They consider that the sole purpose of direct access onto the A453 is as an access point for the site. It does not provide any wider strategic benefits.</p> <p><b>Utilising existing junctions</b></p> <p>In respect of providing access to an existing junction either at Mill Hill and/or Power Station North, the site promoter has proposed a road bridge over the A453 which connects the site to Green Street from which the A453 can be accessed at the Mill Hill Roundabout. The drawing provided to the Borough Council shows connection to an unmade track south of the A453, to an un-adopted made farm access to the south of the A453 towards the city, and over a new bridge to Green Street. Southbound traffic along Green Street would be via a narrow part of Green Street which would be unsuitable for HGVs, therefore the only route that lorries could take would be via Green Street north for some distance, travelling away from the motorway to Mill Hill junction and then doubling back southbound along the A453. This would add around 6 miles to every lorry trip to and from the site</p> <p>National Highways have given consideration to this arrangement. It states that the bridge structure would need to be designed according to DMRB and a commuted sum would be payable to National Highways to adopt the bridge structure into its maintenance portfolio. The carriageway would need to be either privately owned or adopted by the local highway authority.</p>
<p><b>Rail network accessibility</b></p>	<p>The site is not located adjacent to or near existing rail infrastructure. It is however only 6 miles from the nearest operational rail freight interchange at the East Midlands Logistics Park (further if access to the A453 can only be achieved via the Mill Hill roundabout)</p>
<p><b>Accessibility to labour –</b> proximity to centres of population and ability to</p>	<p>Whilst the site is not connected to the main built up area of Nottingham by walking and Cycling, the site is within reasonable distance to a major labour pool than other sites promoted for strategic distribution. Notably within Clifton were</p>



Transport Infrastructure	Commentary
<p>be served by public transport and active travel.</p>	<p>population densities reach around 6,000 people per km<sup>2</sup>. The number 1 bus runs through the eastern part of the site although it does not stop. Journey times to the centre of Nottingham by bus are estimated to be around 40-45 minutes on average. Nearest bus stop presently is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham / Loughborough.</p> <p>The indicative masterplan proposes a tram extension to the site and a bus / tram stop. Whilst a tram extension is identified through the site, the present terminus is some distance away in Clifton, and there is only a protected route secured through the Strategic Allocation South of Clifton with no proposals or funding secured to extend through the allocation to the northern part of this site submission.</p> <p>Nottinghamshire County Council (NCC) state that appropriate public transport infrastructure must be provided to serve the site with suitable footway connections and crossings where necessary. Cycling infrastructure to be delivered to LTN 1/20 standard.</p> <p>They advise that a tram route through the Sustainable Urban Extension should be safeguarded.</p> <p>If site is accessed from Green Street via Mill Hill roundabout, then the island would need significant alterations.</p> <p>There would also need to be enhanced segregation between cyclists and HGV's on Green Street.</p>

### Other Critical Infrastructure

Type	Comments
<p><b>Utilities</b></p>	<p>Electricity – No abnormal requirements identified by the site promoter.</p> <p>Gas – No abnormal requirements identified by the site promoter.</p> <p>Water Supply – No abnormal requirements identified by the site promoter.</p> <p>Waste Water – No abnormal requirements identified by the site promoter.</p> <p>IT/ Communications – No abnormal requirements Identified by the site promoter.</p>

Type	Comments
<b>Blue and Green Infrastructure</b>	Open space – Minimum 10% Biodiversity Net-Gain should be achieved on site.  The site is in close proximity to the Fairham Brook biodiversity opportunity area and BGI primary strategic corridor.
<b>Other</b>	Public rights of way run through and adjacent to the western boundary of the site.

### Sustainability Appraisal

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

### Constraints and other considerations

Topic	Commentary
<b>Green Belt</b>	Site is in the Green Belt.  The broad area (FAR/B) scored 15 out of 20 against 4 Green Belt purposes. This indicates the Green Belt performs well against Green Belt purposes, specifically restricting sprawl (4), preventing merging (4), safeguarding countryside from encroachment (5). Merging is of particular concern both concern both visually and

Topic	Commentary
	perceptually as once fully developed the gap between the edge of the Green Belt to Gotham would be reduced from 1.2 miles to 0.4 miles from edge of inner boundary of green belt and the inset at Gotham, with a perception of even less as the start of the settlement is in advance of the green belt inset.
<b>Agricultural Land</b>	The majority of the site is on very good agricultural land (Grade 2)
<b>Land Contamination</b>	Desktop review does not identify any parts of the site as contaminated. Assumed agricultural land is free from Contamination.
<b>Carbon Neutrality</b>	The development would be subject to environmental appraisal as part of the allocation and planning application process.
<b>Impact on Air Quality</b>	Site is not within or near an Air Quality Management Area.
<b>Flood Risk</b>	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site that are at low, medium and high risk of surface water flooding.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>
<b>Natural Environment</b>	<p>The Long Spinney LWS adjoins the southern boundary of the site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake &amp; Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>
<b>Historic Environment</b>	<p>The Scheduled Monument at Glebe Farm is located a short distance to the southwest of the site and is of National importance. The extent of archaeological remains associated to the site could potentially extend into the site. Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site.</p> <p>Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to be mitigated.</p>
<b>Landscape and topography</b>	The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The

Topic	Commentary
	<p>landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>
<b>Regeneration</b>	The site is 2km south of Clifton. This area within Nottingham City contains areas that are within 10% and 20% of the most deprived areas of the country.
<b>Compatibility of surrounding uses</b>	Site would be located adjacent to residential areas within the South of Clifton Sustainable Urban Extension. Development of the existing strategic allocation has commenced but it will be a number of years to complete. Indicative masterplan provided within the call for sites submission identify landscape screening and mounds between these areas.
<b>Availability</b>	The site was promoted through the call for strategic distribution sites undertaken during 2022. The site has previously been promoted for mixed use development at previous strategic plan consultation stages and it is understood that both options are still being promoted.

## Conclusions and recommendations

<b>Is the site suitable for strategic distribution?</b>	<p>The site was identified as a reasonable alternative for further consideration within Stage 2 because of the site's size, location within an Area of Opportunity and proximity of the A453. At 168ha, the site would make a significant contribution to the delivery of strategic distribution and exceeds the minimum preferred site size of 50ha.</p> <p>There are no significant environmental constraints that would prevent the allocation of this site for strategic logistics development. Adjacent to an existing allocation, currently under construction, it is closely located to centres of population and labour and opportunities to link the site to the tram network.</p> <p>However, the site cannot access the rail network directly (it is 6 miles from the nearest operating rail freight interchange) and is located within an area of Green Belt that performs well against Green Belt purposes. Exceptional circumstances must be established to allocate this site. In addition, National Highways consider that a direct connection to the A453 would not be supported by them when considered against DfT Circular 1/22. An alternative indicative access arrangement has been provided by the site promoter, although the arrangement does not achieve a satisfactory</p>
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	<p>access arrangement at present because of the reasons outlined in this assessment.</p>
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## Appendix 4: Existing / potential supply of strategic B8 sites in the Logistics Study Area and preferred sites

		Sq. m	hectares	Notes/source
	<b>Need</b>			
1	Iceni estimate of need	1,486,000	425	Iceni Logistics Study
	<b>Existing supply</b>			
2	Total commitments and "pipeline" supply	914,641	245.94	Appendix 1 Table C
	<b>Residual need</b>			
3	Residual need	571,359	163	Row 1 minus row 2 for floorspace. Land area calculated on basis of a 35% plot ratio
	<b>Contributions from redevelopment</b>			
4	Redevelopment potential 10% of remaining need	57,136	16	10% of floorspace figure in row 3. Land area calculated on basis of a 35% plot ratio.
5	Redevelopment potential 20% remaining need	114,272	33	20% of floorspace in row 3, land area calculated on basis of a 35% plot ratio.
	<b>Preferred sites</b>			
6	BBC L01 Bennerley Coal Disposal Point	74,000	68	
7	Ratcliffe on Soar Power Station	-	-	LDO adopted. B8 uses are included as a commitment
9	<b>Sub total</b>	<b>74,000</b>	<b>68</b>	
10	Residual need	383,000 – 440,000	63 – 79 ha	Row 3 less assumptions for potential redevelopment (rows 4 and 5), minus row 9 expressed as a range (rounded).

**Greater Nottingham  
Strategic Plan  
Preferred Approach to  
Strategic Distribution Sites**

**Equality Impact Assessment  
for Gedling Borough Council**

**September 2023**

## 1. Introduction

- 1.1 An Equality Impact Assessment is defined by the Equality & 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". Undertaking Equality Impact Assessments allows local 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. Equality Impact Assessments also allow for the identification of opportunities to promote equality.
- 1.2 In Gedling Borough, the Local Plan comprises the Aligned Core Strategy for Gedling Borough, Part 1 Local Plan and the Gedling Borough Local Planning Document, Part 2 Local Plan. The Greater Nottingham Strategic Plan is being prepared which will replace the Aligned Core Strategy.
- 1.3 This Preferred Approach consultation document forming part of the preparation of the Strategic Plan, focuses specifically on strategic distribution and logistics, identifying preferred sites which will contribute to meeting the identified need. This consultation follows a previous consultation on a Preferred Approach relating to the preparation of the Strategic Plan held during January and February 2023 which identified the preferred strategic housing, mixed use and employment sites. This earlier consultation document was also subject to an Equalities Impact Assessment.
- 1.4 The next version of the Strategic Plan will be a Regulation 19 consultation on the final Publication Draft of the Strategic Plan during 2024 which will cover issues such as transport, design, education and climate change. It will also be subject to an Equality Impact Assessment and formally consulted upon. The Strategic Plan is relevant to all who will live, work and visit Greater Nottingham and is not intended to benefit any one particular group above others.
- 1.5 A full Equalities Impact Assessment was undertaken for the Gedling Borough Part 1 Aligned Core Strategy and Part 2 Local Planning Document assessing the impact on people with protected characteristics and included recommendations as to whether changes to the policy were needed or not. This work has informed the preparation of the Strategic Plan. Evidence about the make-up of the Borough's population has been collected through the Scoping Stage of the Sustainability Appraisal and will inform the Assessment.

### **The Equalities Impact Assessment for the Preferred Approach stage of the Greater Nottingham Strategic Plan**

#### Legislation and Background

- 2.1 Under the Equality Act 2010, the Strategic Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. The Preferred Approach has been assessed for potential impacts of its proposals on all sections of the population including those with protected characteristics which are:



- **Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).
- **Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
- **Gender** - A man or a woman.
- **Gender Reassignment** - The process of transitioning from one gender to another.
- **Marriage & Civil Partnership** - In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
- **Pregnancy & Maternity** - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
- **Race** - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
- **Religion & Belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
- **Sexual Orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

2.2 The forthcoming consultation relates to providing land for strategic distribution and the preferred sites would potentially provide employment opportunities. The following section therefore assesses potential impacts on those with protected characteristics as set out above. The Preferred Approach stage as part of plan making focusses on the wider key strategic issues with much detail left to later stages and this is reflected in the Equalities Assessment which is necessarily “broad brush” in nature. However, the Equalities Impact Assessment will progress in tandem with the emerging Strategic Plan as part of an iterative process that will assess more comprehensive and detailed policies and recommend changes at future stages of the Plan’s preparation.

### Aims and objectives

2.3 The Strategic Plan covers Greater Nottingham (Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough) and is being jointly produced by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils. This consultation focussing on strategic distribution is intended to inform the next stage of the Strategic Plan.

- 2.4 There is an evidenced need for strategic distribution sites in Greater Nottingham. To help meet this need an assessment of sites has taken place and the conclusions are to be consulted on. The delivery of land for employment will provide opportunities to address age, gender, race and disability inequalities.
- 2.5 The consultation relates to providing land for strategic distribution at Bennerley Viaduct in Broxtowe and Ratcliffe-on-Soar Power Station site in Rushcliffe. Both sites will provide employment opportunities for people living within the Greater Nottingham area including residents of Gedling Borough.

Outcomes sought

- 2.6 To undertake a consultation on the Preferred Approach which will inform the publication version of the Strategic Plan. This will enable various groups and stakeholders to comment on the plan. A range of consultation methods will be used to encourage a wide range of people to respond to the consultation.

Evidence base

- 2.7 The Preferred Approach has been informed by published evidence which includes an Employment Land Study and a Logistics Study which consider employment needs alongside consultation responses to previous consultations. Further consultation will be carried out and any comments relating to equality will be considered.
- 2.8 The above aforementioned evidence forms part of a detailed evidence base being produced to ensure that the Strategic Plan meets wider needs, including groups who may not respond to the consultation.

Key stakeholders

- 2.9 The Strategic Plan is relevant to the whole existing and future community and wider regional economy. It is not intended to benefit any one particular group above others and a comprehensive consultation exercise will be undertaken.

Equalities Impact Assessment

**Who will be affected and how and what actions, if any, will you need to take in respect of each of the equality strands?**

**Age:** The Strategic Plan is relevant to all who live, work and visit Greater Nottingham. It is not intended to benefit any one particular group above others. However, it will provide increased opportunities for older people to access suitable, jobs. The consultation methods aim to be fully inclusive of older people. The use of the internet, emails and online consultation may be less accessible to some older people.

The allocation and delivery of land for employment will have a positive impact on both existing and future residents including young people. The consultation methods aim to be fully inclusive of younger people. The use of the internet and emails and online consultation tends to be more accessible to younger people.

**Disability:** The provision of Strategic distribution is relevant to everyone who will live, work and visit Greater Nottingham. It is not intended to benefit any one particular group above others. Delivery of land for employment in particular will provide opportunities to address disability inequalities. Availability of information online may help reduce barriers to participation in the local plan process for those with physical disabilities. The Civic Centre where documents will be made available is accessible to disabled people. The document can also be posted out on request.

**Gender:** The provision of Strategic Distribution sites are inclusive of all gender groups. Equality of opportunity for all is an overall aim of the Strategic Plan. The Strategic Plan includes themes which are relevant to gender such as jobs.

**Gender Reassignment:** The provision of Strategic Distribution sites are inclusive of all gender groups. Equality of opportunity for all is an overall aim of the Strategic Plan.

**Marriage and Civil Partnership:** No equality impacts have been identified that are specific to these groups.

**Pregnancy and Maternity:** The provision of Strategic Distribution sites are relevant to everyone who will live, work and visit Greater Nottingham. It is not intended to benefit any one particular group above others.

**Race:** The provision of Strategic Distribution sites are inclusive of all ethnic groups. Equality of opportunity for all is an overall aim of the Strategic Plan. The allocation and delivery of land for employment will have a positive impact on both existing and future residents.

**Religion and Belief:** The Strategic Plan is intended to promote the needs of all regardless of religions/beliefs. A variety of religious groups are included on the consultation database and consultation methods are designed to reach all groups including 'hard to reach' groups

**Sexual Orientation:** Equality of opportunity for all is an overall aim of the Strategic Plan.

## Conclusion

- 3.1 The allocation and provision of land for employment will benefit all members of the community. Race, age and disability inequalities have potential to be addressed through the improvement to access to employment opportunities. The provision of employment sites in accessible locations, particularly close to areas of deprivation, will benefit members of the community who do not have access to a private car. The next version of the plan will be a Regulation 19 Publication Draft Plan and will cover issues such as transport, design, education and climate change. It will also be subject to an Equalities Impact Assessment and formally consulted upon.

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## Report to Cabinet for Public Protection

**Subject:** Approval to extend with the Public Space Protection Order for dog fouling offences borough wide

**Date:** 7 September 2023

**Author:** Head of Environment

### Wards Affected

Borough-wide

### Purpose

To seek approval for authorisation to extend, for a further 3 years, the existing Public Spaces Protection Order for dog fouling (Gedling Borough Council) which is due to expire on 20 October 2023.

### Key Decision

This is not a key decision

### Recommendation(s)

#### THAT Cabinet:

- 1) Approves a further 3 year extension of the current Public Spaces Protection Order (PSPO) for dog fouling at Appendix 1 in accordance with Section 72 of the Antisocial Behaviour, Crime and Policing Act 2014.
- 2) Approve that the fixed penalty level for breaches of the PSPO remains set at £100, payable within 14 days.

## 1 Background

- 1.1 In 2014 the Anti-Social Behaviour, Crime and Policing Act 2014 came into force. This legislation provides local authorities with powers to make Public Spaces Protection Orders (PSPOs). PSPOs are intended to address activities carried out in public spaces which have a detrimental effect on the quality of life of those in the locality. The Act repealed and replaced all Dog Control Orders including the Dogs (Fouling of Land) Orders. The

current PSPO was introduced on 20 October 2020 and allowed Gedling Borough Council to continue to be able to enforce dog fouling offences across the borough.

1.2 The offence of dog fouling is frequently reported from residents across the borough each year. In the last 3 years covered by the current PSPO we have seen a high number of reports regarding the issue:

- In 2020/21 there were 244 reports of dog fouling,
- In 2021/22 there were 214 reports of dog fouling,
- In 2022/23 there were 190 reports of dog fouling.

When there are reports of dog fouling the Neighbourhood Wardens work amongst the community by offering additional patrols, installing street signage and pavement stencilling in areas where there has been a significant number of complaints. Despite the education attempts, the issue is still occurring. Where a warden witnesses a dog fouling offence being committed, Gedling Borough Council can issue a £100 Fixed Penalty Notice under the current PSPO.

The ability to issue Fixed Penalty Notices and take prosecutions in itself is a deterrent to those who are tempted not to clear up after their dog. If a PSPO is not extended by a further 3 years the Council will not be able to enforce dog fouling offences within the borough.

1.3 The Current order was made in 2020 as the Council at the time was satisfied on reasonable grounds that:

- The behaviour concerned is carried out, or likely to be carried out in a public space;
- It has had, or is likely to have, a detrimental effect on the quality of life of those in the locality;
- The behaviour is or is likely to be persistent and continuing in nature;
- The behaviour is, or is likely to be, unreasonable and justifies the restrictions being imposed.

The Council can at any time before the current order expires extend the PSPO if it is satisfied on reasonable grounds that the extension is necessary to prevent occurrence or recurrence of the behaviour identified in the order, or that it is necessary to prevent an increase in the frequency or seriousness of the behaviour.

It is clear from the volume of complaints received by the Council in relation to dog fouling that the behaviour is having a detrimental effect on the quality of life for those living within the borough, and that it is persistent

and unreasonable. As such it is felt that if the order was to expire there would be occurrence and recurrence of dog fouling within their area.

- 1.4 Anyone found to be in breach of a PSPO can be issued with a Fixed Penalty Notice of up to £100 or prosecuted at the Magistrates Court where they can receive a fine of up to £1,000. Anyone who fails to pay a fixed penalty will be prosecuted in the Magistrates Court.
- 1.5 The extension of the current borough-wide PSPO for failing to remove dog faeces forthwith would continue to include all public land within the Borough including all pavements and highways, parks and recreation grounds, all children's play areas and all football pitches. A copy of the current PSPO appears at Appendix 1 to this report.
- 1.6 As this is an extension of an existing PSPO Nottinghamshire Police have been consulted, and the Inspector for Gedling is fully supportive of the extension.

## **2 Proposal**

- 2.1 It is proposed that Members authorise the extension for a further 3 years of the Public Spaces Protection Order (PSPO) for dog fouling to cover the whole of Gedling Borough.
- 2.2 The level of fixed penalty for contravening the PSPO is to remain at £100 payable within 14 days. This is in accordance with the Act and reflects the level of fixed penalties for other PSPO breaches.

## **3 Alternative Options**

- 3.1 Alternative to the proposal would be that Members do not authorise the extension of the current PSPO and allow the current dog fouling PSPO to expire with effect from midnight 20 October 2023. This would mean that the Council will not be able to enforce or prosecute for dog fouling offences.
- 3.2 The level of fixed penalty could be lower than £100, however this would not be consistent with other PSPO breaches and would not accurately reflect the costs involved with enforcement.

## **4 Financial Implications**

- 4.1 There are minimal advertising costs associated with the proposal. Since 1996 the Council has been installing and erecting signs across the Borough informing members of the public to comply with the Dogs Fouling of Land Act. It is anticipated that there will be a gradual phasing in of signs across the Borough and this will be done within existing budgets. We also use stencilling in areas that have an increased amount of complaints.
- 4.2 Whilst the fixed penalty of £100 will generate income to cover enforcement and administration costs, it is not expected that the number of fixed penalties issued will be significant if the PSPO is approved.

## **5 Legal Implications**

- 5.1 The Anti-Social Behaviour, Crime and Policing Act 2014 repeals all previous dog control orders. Dog fouling can only be dealt with by way of the PSPO. The Current PSPO was introduced by Gedling Borough Council from 20 October 2020 and is the only mechanism available to the Council to allow for enforcement of dog fouling offences within its area.

Section 60(2) sets out the test for extension to a PSPO.

Before the time when a public spaces protection order is due to expire, the local authority that made the order may extend the period for which it has effect if satisfied on reasonable grounds that doing so is necessary to prevent—

(a) occurrence or recurrence after that time of the activities identified in the order, or

(b) an increase in the frequency or seriousness of those activities after that time.

Section 60(3) states that the maximum extension a local authority can grant is 3 years at a time. The order can be extended multiple times but only for 3 years at a time. Section 60(3) also requires the Council to publish the extension of a PSPO in the same way a new order is published.

- 5.2 As this is a request for renewal of an existing PSPO public consultation is



not required.

## **6 Equalities Implications**

- 6.1 Having a reasonable excuse is an exemption under the legislation. Where an offence occurs and a person with a disability has a reasonable excuse this would be taken into consideration before enforcement is pursued. Specifically guide dogs and assistance dogs will be exempt from the requirements of the PSPO and this would be applied to the Council for a variety of reasons which are identified on the PSPO attached at Appendix 1.

## **7 Carbon Reduction/Sustainability Implications**

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

- 8.1 Appendix 1 – Draft Public Space Protection Order for Dog Fouling  
8.2 Appendix 2 – Map of the location covered by the PSPO (Borough Wide)

## **9 Background Papers**

- 9.1 Previous PSPO Documents- available on website.

## **10 Reasons for Recommendations**

- 10.1 If approval is not granted The Council will not be able to enforce dog fouling offences after 20 October 2023 when the current PSPO expires.

### **Statutory Officer approval**

**Approved by: Tina Adams**  
**Date: 24/08/2023**  
**On behalf of the Chief Financial Officer**

**Approved by:**  
**Date:**  
**On behalf of the Monitoring Officer**

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**THE PUBLIC SPACES PROTECTION ORDER**

**THE ANTI SOCIAL BEHAVIOUR, CRIME AND POLICING ACT 2014**

**PUBLIC SPACES PROTECTION ORDER (DOG FOULING) 2023**

**WHEREAS** Gedling Borough Council is satisfied that failing to remove dog faeces from land forthwith is occurring in the area shown on the attached map outlined in red and is having a detrimental effect on the quality of life of those in the locality and the effect or likely effect of this is;

- (a) is or is likely to be of a persistent or continuing nature,
- (b) is or is likely to be such as to make the activity unreasonable, and
- (c) Justifies the restrictions imposed by this Order.

It is in all circumstances expedient to make an order under Section 59 of the Anti-Social Behaviour, Crime and Policing Act 2014 for the purpose of reducing crime and anti-social behaviour.

**NOW THEREFORE** the authority in exercise of the powers under Section 59 of the Act, and all other enabling powers, hereby make the following order:-

Prohibition of Dog Fouling

1. If a dog defecates at any time on land to which this Order applies and the person who is in charge of the dog at the time fails to remove the faeces from the land forthwith, that person shall be guilty of an offence unless:
  - a. They have a reasonable excuse for failing to do so; or
  - b. The owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their failing to do so.
2. This part of the order applies to all public places in the borough identified by the attached Plan.

For the purpose of this Order a “public place” means any place to which the public or any section of the public has access on payment or otherwise; as a right or by virtue of express or implied permission.

3. For the purpose of this Order:
  - a. A person who has a dog in his possession shall be taken to be in charge of the dog

- b. Where a dog strays the person who habitually has the dog in his possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog;
- c. Placing the faeces in a receptacle on the land which is provided for this purpose, or for the disposal of waste, shall be a sufficient removal from the land;
- d. Being unaware of the defecation (whether by reason of not being in the vicinity or otherwise), or not having a device for or other suitable means of removing the faeces, shall not be a reasonable excuse for failing to remove the faeces.

Exemptions

Nothing in this Order shall apply to a person who:

- a. is registered as a blind person in a register compiled under section 29 of the National Assistance Act 1948; or
- b. has a disability which affects his mobility, manual dexterity, physical coordination or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a prescribed charity and upon which he relies for assistance and are in charge of a dog trained by members of Assistance Dogs UK and are accredited by Assistance Dogs International or the International Guide Dog Federation

A person who is guilty of an offence under this order shall be liable on summary conviction to a fine not exceeding Level 3 on the standard scale.

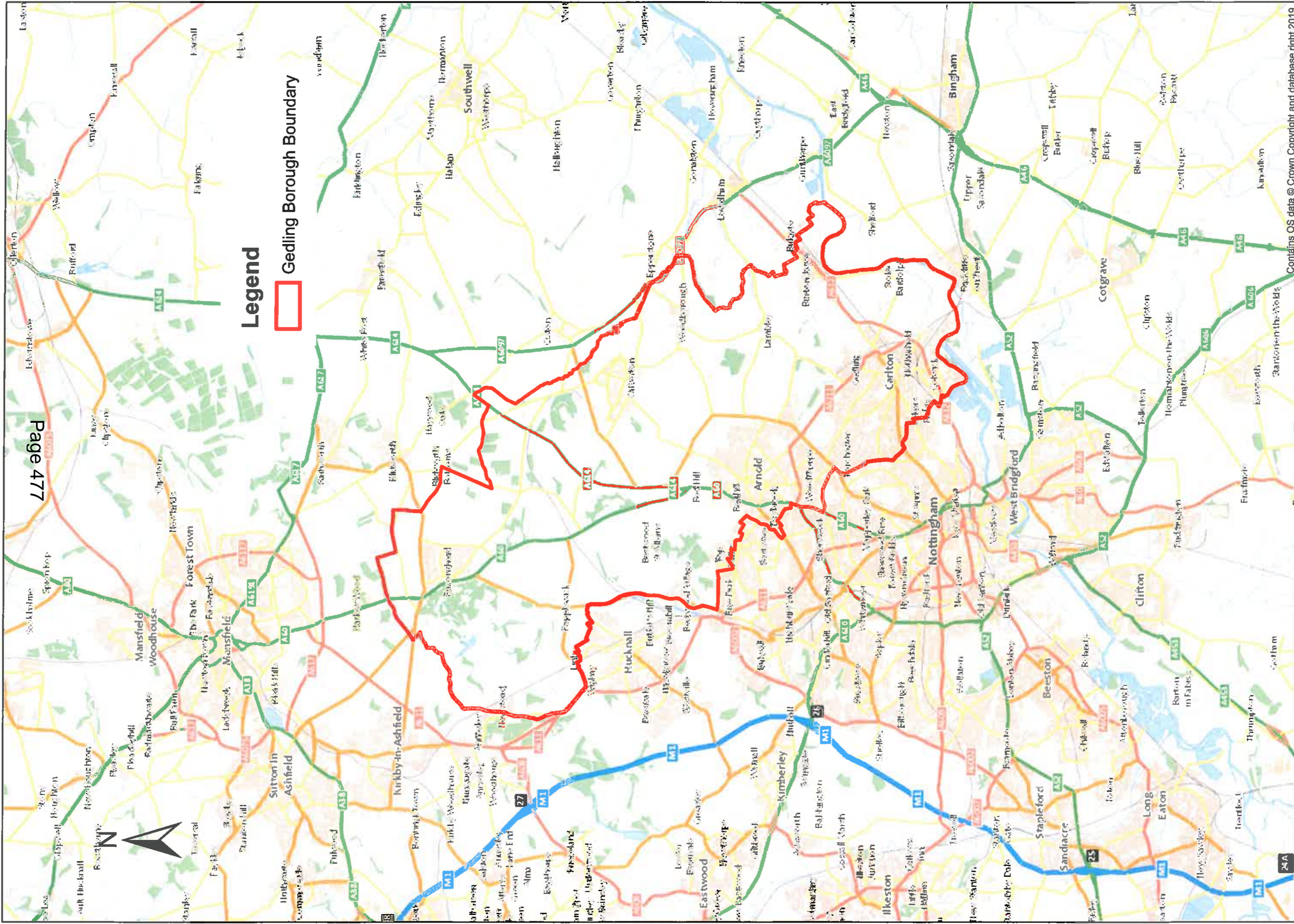
This order shall take effect from the 21st October 2023 for a period of 3 years

THE COMMON SEAL OF  
GEDLING BOROUGH COUNCIL

Was hereunto affixed in the presence of:

.....MAYOR

.....MONITORING OFFICER



### Legend

Gedling Borough Boundary

Title



Plan showing Gedling Borough Boundary

Scale

1:100,000

Date

23/08/19

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## Report to Cabinet

**Subject:** Review of complaints received by the Council and Annual Review Letter - Local Government and Social Care Ombudsman 2022/23

**Date:** 7 September 2023

**Author:** Interim Corporate Director

### Wards Affected

All Wards

### Purpose

To inform Members of the receipt of the Annual review letter from the office of the Local Government and Social Care Ombudsman and the complaints dealt with by the Council through the internal complaints procedure during the year 2022/23.

### Key Decision

This is not a key decision.

### Recommendation

#### THAT Cabinet:

- 1) Notes the details of the Annual Review letter from the Local Government and Social Care Ombudsman and the information in relation to the number of complaints dealt with by the Council through the internal complaints procedure in 2022/23.

## 1 Background

- 1.1 Members will be aware of the Council's arrangements for dealing with formal complaints, full details of which are available on the website and provided in the Council's Complaints, Compliments and Comments Policy ("the Policy"). This policy was reviewed and updated in December 2022 alongside the adoption of a new Unacceptable Customer Behaviour Policy and both

remain fit for purpose.

1.2 The Council operates a two stage complaints process, initial complaints are handled at stage 1, if the complainant is not satisfied with the handling of the complaint it can be escalated by the complainant to stage 2 and investigated by a more senior officer. Ultimately, if the complainant is not satisfied with the handling of the complaint at stage 2, the complaint can be escalated to the Local Government and Social Care Ombudsman, details of which are provided to the complainant. The departmental analysis of complaints and compliments appears below.

1.3 Between 1 April 2022 and 31 March 2023, the Council received a total of 404 complaints, which is a reduction in 107 complaints from the 511 received in 2021/22. Whilst complaint levels still sit at a slightly higher level than pre-covid complaint levels, (379 in 2012/20) the overall trend is showing a reduction. Of all complaints received 33% were upheld or partially upheld at stage 1, which is a 1% increase from 2021/22. The Council has received 225 compliments in 2022/23 a slight decrease from the 234 received last year. The breakdown of complaints and compliments is set out below;

<b>Service</b>	<b>Complaints received</b>	<b>Upheld/ partially upheld</b>	<b>Compliments</b>
Benefits	3	0	2
Communications	1	0	1
Community Relations	0	0	20
Customer Services	3	3	16
Economic Growth and Regeneration	2	1	1
Elections and Member Services	1	0	1
Housing	12	0	0
Legal Services	2	0	0
Leisure	20	14	73
Organisational Development	0	0	0
Parks & Street Care	33	21	35
Planning	28	5	8
Property Services	1	0	6
Public Protection	25	1	10
Revenues Services	41	10	4
Transport Services	1	1	0



Waste	231	76	34
<b>Total</b>	<b>404</b>	<b>132</b>	<b>211</b>

- 1.4 In 2022/23, changes were made to the categories of complaints to enable complaints which related to Equalities being recorded. In 2022/23 39 complaints related to equality matters. Details of these complaints will be reported through the Strategic Equality and Diversity Group and reported as part of the annual equality report to Cabinet later in the year.
- 1.5 The number of complaints across some departments have reduced significantly from 2021/22. In particular waste complaints reduced from 291 in 2021/22 to 231 in 2022/23, Customer Services has reduced from 12 complaints in 2021/22 to 3 in 2022/23, PASC has reduced from 49 to 33 and Revenues has reduced from 54 to 41 over the same period. Waste have higher levels of complaint than any other service, as has been the case in previous years, however, complaints are reducing and significant work is currently underway to implement a new waste management software system which will improve efficiency of collection rounds and the reporting of and response to missed bins.
- 1.6 Where a complaint is not upheld in full or in part, the complainant may ask for it to be considered further under stage 2 of the complaints procedure. 22 complaints were considered under stage 2 between 1 April 2022 and 31 March 2023 (a decrease from the 41 in 2021/22) and 18% of complaints were upheld at stage 2 (an increase from 17% upheld in 2021/22). The breakdown of stage 2 complaints is as follows;

<b>Service</b>	<b>Stage 2 complaints</b>	<b>Upheld/ partially upheld</b>	<b>Not Upheld</b>
Housing	1	0	1
Legal Services	1	0	1
Planning	10	2	8
Public Protection	7	0	7
Revenues Services	3	2	1
<b>Total</b>	<b>22</b>	<b>4</b>	<b>18</b>

- 1.7 Members should note that complaints and compliments data is analysed and reported to Senior Leadership Team (SLT) quarterly as part of performance monitoring, to ensure that any trends can be identified and appropriate action taken. SLT scrutinise complaints data quarterly to ensure appropriate action is taken when required. Details of complaints are also reported annually through the Overview and Scrutiny

Committee. Any complaints relating to equalities matters are also considered by the Strategic and Officer equality groups to identify any equality related actions.

- 1.8 If the complainant is not happy with the response at stage 2, they are entitled to refer their complaint to the Local Government and Social Care Ombudsman (“LGSCO”). Between 1 April 2022 and 31 March 2023, the Council received 12 complaints from the LGSCO. This is a decrease from the 13 complaints received by the Council via the LGSCO in 2021/22. A summary of the decisions of the LGSCO made in 2022/23 appear in the table below.

<b>Service</b>	<b>Decision of LGO</b>
Environmental Services and Public Protection	Upheld: maladministration and injustice
Environmental Services and Public Protection	Closed after initial enquiries
Environmental Services and Public Protection	Closed after initial enquiries
Planning and Development	Closed after initial enquiries
Environmental Services and Public Protection	Closed after initial enquiries
Planning and Development	Closed after initial enquiries
Planning and Development	Closed after initial enquiries
Housing	Closed after initial enquiries
Benefits and tax	Closed after initial enquiries
Benefits and Tax	Closed after initial enquiries
Planning and Development	Closed after initial enquiries
Planning and development	Closed after initial enquiries
Planning and development	Closed after initial enquiries

- 1.9 As Members will note, whilst 12 complaints were received by the Council from the LGSCO in 2022/23, the LGSCO actually determined 13 complaints. The first complaint listed, which was upheld and related to waste, was a complaint received by the Council from the LGSCO in 2021/22 which was not determined by the LGSCO until 2022/23. It is this complaint and investigation that is referenced in the annual letter at Appendix 1.
- 1.10 Members may recall that the upheld complaint was previously reported to Cabinet by the Monitoring Officer in accordance with s.5A of the Local Government and Housing Act 1989. The complaint, reported to Cabinet on 16 June 2022 related to the Council’s failure to collect the complainant’s garden waste on a number of occasions through 2020 and 2021. The Council paid the complainant £100 compensation and

reimbursed the garden waste collection fee for 2020 and 2021 as well as issuing apologies to the complainant. In addition, and beyond the compensatory remedy proposed by the Ombudsman, the Council committed to review the waste management software and prepare a business case to support acquisition of a new system which would improve the process of reporting missed bins. There was also a commitment to adopt a new waste policy which clarified customer expectations around waste collection. Since the report was considered by Cabinet in June, a new waste management system has been procured and the process of implementation is underway, a Waste Policy was also adopted by Cabinet at the June meeting.

- 1.11 The Annual Review letter for the year ending 31 March 2023 is attached at Appendix 1. Members will note that of the 13 complaints determined by the LGSCO in 2022/21, only one progressed to formal investigation. This one investigation resulted in the complaint being upheld. As a result, the percentage of complaints upheld for the Council appears to be above average at 100% (average 59%). As explained, this figure relates to only one complaint that proceeded to investigation, details of which are provided above. In 2021/22, 3 complaints were determined after investigation by the Ombudsman, 2 of which were upheld so there has been a reduction in 2022/23.
- 1.12 Since April 2013, the LGSCO has been publishing all decisions on complaints they receive. Decision statements are published on the Ombudsman website at [www.lgo.org.uk](http://www.lgo.org.uk) no earlier than three months after the date of the final decision. The information published does not name the complainant or any individual involved with the complaint. The LGSCO also retains discretion not to publish a decision, for example where it would not be in the interests of the person complaining to publish or where there's a reason in law not to.
- 1.13 The data contained in the Annual Review letter has been uploaded onto the Ombudsman's interactive map, also available on the LGSCO website, which shows the annual review data for all Councils.
- 1.14 Since the adoption of the Council's Unacceptable Customer Behaviour Policy in December 2022 which covers a range of behaviours including persistent complainants, there have been 2 occasions where the policy has been engaged as of a result persistent complaints.

## **2 Proposal**

- 2.1 It is proposed that Cabinet note the contents of the report in respect of

complaints data and the Local Government and Social Care Ombudsman's annual letter for 2022/23.

### **3 Alternative Options**

- 3.1 This information could no longer be reported to members, however, it is considered important that members are informed of the number and origin of complaints on an annual basis, including details of the Annual Review letter, to enable proper assessment of performance.

### **4 Financial Implications**

- 4.1 In terms of the financial implications, there was one compensatory payment to a complainant resulting from upheld complaints in 2022/23. This was met from departmental budgets. There is an impact on resource where resource is utilised to investigate and manage complaints. It is positive to see a reduction overall in the number of complaints to the Council and those progressing to investigation through the LGSCO.

### **5 Legal Implications**

- 5.1 The Local Government and Social Care Ombudsman is the independent body responsible for investigating complaints made against public bodies where it is alleged there has been maladministration causing injustice. The powers of the Local Government and Social Care Ombudsman come from the Local Government Act 1974. The LGSCO will generally only investigate a complaint against a public body where the complaint has firstly been taken through that body's internal complaints procedure. It is therefore essential that the Council maintains a robust complaints process. The LGSCO does have the power to make recommendations to a public authority following a complaint however the recommendations are not mandatory, findings and recommendations are however published by the LGSCO. Where the LGSCO makes a finding of maladministration with injustice following an investigation, by virtue of s.5A of the Local Government and Housing Act 1989, the Monitoring Officer is required to prepare a report to the Executive. This process was followed in relation to the complaint highlighted above.

### **6 Equalities Implications**

6.1 The Council's Complaints process is designed to enable accessibility for all as complaints are invited by a variety of methods, including; by telephone, in writing, by email, via a councillor, in person and online.

6.2 Complaints relating to equality are now categorised separately through the complaint's system so that any issues or trends can be identified and any necessary improvements made. Information in relation to these complaints will be considered as part of a separate report to Cabinet.

## **7 Carbon Reduction/Sustainability Implications**

7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

8.1 Appendix 1 – Local Government and Social Care Ombudsman Annual review Letter.

## **9 Background Papers**

9.1 None

## **10 Reasons for Recommendations**

10.1 To alert the Executive to the contents of the Local Government Ombudsman Annual Review Letter and raise awareness of the complaints received by the Council during 2022/23.

### **Statutory Officer approval**

**Approved by:**

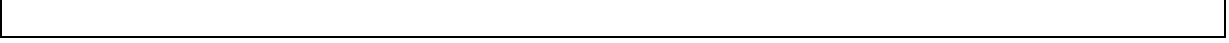
**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**



19 July 2023

*By email*

Mr Hill  
Interim Chief Executive  
Gedling Borough Council

Dear Mr Hill

### **Annual Review letter 2022-23**

I write to you with your annual summary of complaint statistics from the Local Government and Social Care Ombudsman for the year ending 31 March 2023. The information offers valuable insight about your organisation's approach to complaints. As always, I would encourage you to consider it as part of your corporate governance processes. As such, I have sought to share this letter with the Leader of your Council and Chair of the appropriate Scrutiny Committee, to encourage effective ownership and oversight of complaint outcomes, which offer such valuable opportunities to learn and improve.

The end of the reporting year, saw the retirement of Michael King, drawing his tenure as Local Government Ombudsman to a close. I was delighted to be appointed to the role of Interim Ombudsman in April and look forward to working with you and colleagues across the local government sector in the coming months. I will be building on the strong foundations already in place and will continue to focus on promoting improvement through our work.

### **Complaint statistics**

Our statistics focus on three key areas that help to assess your organisation's commitment to putting things right when they go wrong:

**Complaints upheld** - We uphold complaints when we find fault in an organisation's actions, including where the organisation accepted fault before we investigated. We include the total number of investigations completed to provide important context for the statistic.

Over the past two years, we have reviewed our processes to ensure we do the most we can with the resources we have. One outcome is that we are more selective about the complaints we look at in detail, prioritising where it is in the public interest to investigate. While providing a more sustainable way for us to work, it has meant that changes in uphold rates this year are not solely down to the nature of the cases coming to us. We are less likely to carry out investigations on 'borderline' issues, so we are naturally finding a higher proportion of fault overall.

Our average uphold rate for all investigations has increased this year and you may find that your organisation's uphold rate is higher than previous years. This means that comparing uphold rates with previous years carries a note of caution. Therefore, I recommend comparing this statistic with that of similar organisations, rather than previous years, to better understand your organisation's performance.

**Compliance with recommendations** - We recommend ways for organisations to put things right when faults have caused injustice and monitor their compliance with our recommendations. Failure to comply is rare and a compliance rate below 100% is a cause for concern.

**Satisfactory remedy provided by the authority** - In these cases, the organisation upheld the complaint and we were satisfied with how it offered to put things right. We encourage the early resolution of complaints and credit organisations that accept fault and find appropriate ways to put things right.

Finally, we compare the three key annual statistics for your organisation with similar authorities to provide an average marker of performance. We do this for County Councils, District Councils, Metropolitan Boroughs, Unitary Councils, and London Boroughs.

Your annual data, and a copy of this letter, will be uploaded to our interactive map, [Your council's performance](#), on 26 July 2023. This useful tool places all our data and information about councils in one place. You can find the detail of the decisions we have made about your Council, read the public reports we have issued, and view the service improvements your Council has agreed to make as a result of our investigations, as well as previous annual review letters.

### **Supporting complaint and service improvement**

I know that complaints offer organisations a rich source of intelligence and insight that has the potential to be transformational. These insights can indicate a problem with a specific area of service delivery or, more broadly, provide a perspective on an organisation's culture and ability to learn. To realise the potential complaints have to support service improvements, organisations need to have the fundamentals of complaint handling in place. To support you to do so, we have continued our work with the Housing Ombudsman Service to develop a joint complaint handling code that will provide a standard for organisations to work to. We will consult on the code and its implications prior to launch and will be in touch with further details.

In addition, our successful training programme includes practical interactive workshops that help participants develop their complaint handling skills. We can also offer tailored support and bespoke training to target specific issues your organisation might have identified. We delivered 105 online workshops during the year, reaching more than 1350 people. To find out more visit [www.lgo.org.uk/training](http://www.lgo.org.uk/training) or get in touch at [training@lgo.org.uk](mailto:training@lgo.org.uk).

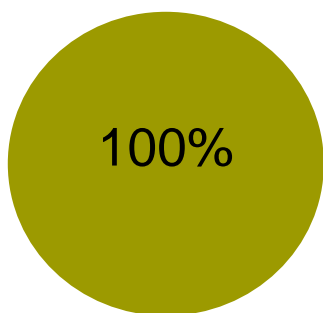
Yours sincerely,



Paul Najsarek  
Interim Local Government and Social Care Ombudsman  
Interim Chair, Commission for Local Administration in England



### Complaints upheld



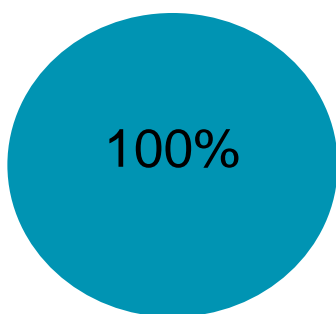
**100%** of complaints we investigated were upheld.

This compares to an average of **59%** in similar organisations.

**1**  
upheld decision

Statistics are based on a total of **1** investigation for the period between 1 April 2022 to 31 March 2023

### Compliance with Ombudsman recommendations



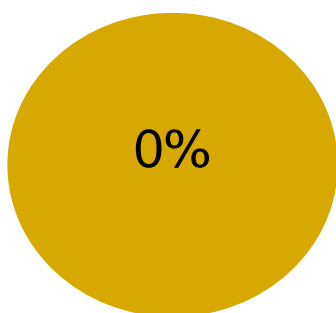
In **100%** of cases we were satisfied the organisation had successfully implemented our recommendations.

This compares to an average of **100%** in similar organisations.

Statistics are based on a total of **1** compliance outcome for the period between 1 April 2022 to 31 March 2023

- Failure to comply with our recommendations is rare. An organisation with a compliance rate below 100% should scrutinise those complaints where it failed to comply and identify any learning.

### Satisfactory remedy provided by the organisation



In **0%** of upheld cases we found the organisation had provided a satisfactory remedy before the complaint reached the Ombudsman.

This compares to an average of **15%** in similar organisations.

**0**  
satisfactory remedy decisions

Statistics are based on a total of **1** upheld decision for the period between 1 April 2022 to 31 March 2023

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## Report to Cabinet

**Subject:** Annual Report on behalf of the Senior Information Risk Owner  
2022/23

**Date:** 7 September 2023

**Author:** Interim Corporate Director

### Wards Affected

Borough wide

### Purpose

To present a report on behalf of the Senior Information Risk Owner providing an annual review of activities in respect of information management and data security.

To obtain approval of updates to the Council's Information Security Policy.

### Key Decision

This is not a key decision.

### Recommendation

#### THAT:

- 1) The Annual Report on behalf of the Senior Information Risk Owner 2022/23 be noted.
- 2) The amendments to the Council's Information Security Policy at Appendix 2 be approved.

## 1 Background

1.1 As Members are aware, Senior Leadership Team approved an Information Security Governance Framework setting out the Council's approach to information and cyber security risk which was endorsed by Cabinet on 1 August 2019.

1.2 The Council's designated Senior Information Risk Owner (SIRO), the Director of Corporate Resources and S151 Officer, has overall responsibility for the Council's information management framework and acts as the champion for information risk within the Council. The SIRO is supported by the Data Protection Officer, Deputy Data Protection Officer, the Head of Finance and ICT and the ICT Research and Development Manager. The SIRO is responsible for producing an Annual Report on information

governance. The Annual Report has been prepared on behalf of the SIRO and is attached at Appendix 1. The report provides an overview of activity in relation to information governance, key achievements during 2022/23 as well as outlining work planned for 2023/24. It should provide assurance that the Council has arrangements in place to ensure information risks are being managed effectively.

- 1.3 It is important that the Council recognises the need to protect its information assets from both accidental and malicious loss and damage. The loss or damage of information can have serious consequences for the Council; not only financial and reputational but also may result in the Council being unable to deliver vital services to customers. As a result, Information Governance must be taken very seriously by the Council and this is evidenced by the on-going work activity to ensure the management and security of our information.
- 1.4 In order to support good governance in relation to Information Security, the Council's Information Security Policy has been reviewed and updated and is presented to Cabinet for approval. The changes to the policy can be shown in coloured tracked changes at Appendix 2 and have been agreed in consultation with Senior Leadership Team.
- 1.5 The policy has been updated to reflect changes in structure and job roles, to reflect the updated UK-GDPR and to update in relation to the introduction of new Council messaging services such as MS teams. In addition, the reference to student access has been removed as this is not something that is currently enabled nor is it considered necessary as it is not in line with best practice. It is not considered proportionate for work experience placements to have access to Council systems. Further updates reflect changes in IT arrangements over recent years and improvements to remote accessibility particularly in respect of lap tops.

## **2 Proposal**

- 2.1 It is proposed that the Annual Report of the SIRO 2022/23 at Appendix 1 be noted.
- 2.2 It is proposed that the updated Council Information Security Policy at Appendix 2 be agreed. The amended policy will be promoted to staff through team meetings and internal communications.

## **3 Alternative Options**

- 3.1 Not to present an annual SIRO report, in which case Executive members will not be updated on information governance activity across the Council and understand whether information risks are being managed effectively.
- 3.2 Not approve the amended Information Security Policy or agree different amendments. The review of the policy has been undertaken by IT, and data protection officers and is considered fit for purpose reflecting updated IT

arrangements.

#### **4 Financial Implications**

4.1 There are no financial implications directly arising from this report.

#### **5 Legal Implications**

5.1 The Council must comply with a number of statutory obligations in the General Data Protection Regulations, Data Protection Act, Freedom of Information Act and Environmental Information Regulations.

#### **6 Equalities Implications**

There are no equalities implications directly arising from this report.

#### **7 Carbon Reduction/Environmental Sustainability Implications**

There are no carbon reduction/environmental sustainability implications directly arising from this report.

#### **8 Appendices**

8.1 Appendix 1 – Annual report of the Senior Information Risk Officer 2022/23

8.2 Appendix 2 – Information Security Policy (Amended)

#### **9 Background Papers**

9.1 None identified.

#### **10 Reasons for Recommendations**

10.1 To ensure the Executive is updated in respect of the Information Governance activity across the Council in order to provide assurance that information risks are being managed effectively and to ensure Information Security policy remains fit for purpose.

#### **Statutory Officer approval**

**Approved by the Deputy Chief Financial Officer**

**Date:**

**Drafted by the Monitoring Officer**

**Date:**

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## **ANNUAL REPORT OF THE SENIOR INFORMATION RISK OWNER 2022/23**

### **1. Purpose of this report**

1.1 This report provides a summary of Information Governance activity across Gedling Borough Council during 2022/23 in order to provide assurance that information risks are being managed effectively. The report also provides an update on the following:

- achievements for the period 1 April 2022 to 31 March 2023;
- the Council's compliance with legislative and regulatory requirements relating to the handling of information, including compliance with the General Data Protection Regulations 2016 (GDPR), Data Protection Act 2018 (DPA), Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2005 (EIR);
- data incidents relating to any loss or inappropriate access to personal data or breaches of confidentiality, and planned Information Governance activity during 2023/24.

### **2. Background**

2.1 Information is a vital asset for the provision of services to the public and for the efficient management of the Council's resources. Without adequate levels of protection, confidentiality, integrity and availability of information, the Council will not be able to fulfil its obligations, including the provision of public services, or meet legal, statutory and contractual requirements.

2.2 There continues to be an increased threat of a cyber-attack, including the heightened posture recommend by the NCSC due to the war in Ukraine. An attack, if successful, will result in a significant impact on the Council's customers, staff and reputation. Most of the Council now relies on information technology on a day to day basis.

2.3 Information governance concerns the effective management of information in all its forms and locations, including electronic and paper records. It encompasses efficient ways of handling that information (how it is held, used and stored), robust management of the risks involved in the handling of information and compliance with regulatory and statutory guidance including the GDPR, DPA and FOI. Information governance is also concerned with keeping information safe and secure and ensuring it is appropriately shared when necessary to do so.

2.4 Senior Leadership approved an Information Security Governance Framework which was endorsed by Cabinet on 1 August 2019. The Director of Corporate Resources and s151 Officer is the designated Senior Information Risk Owner (SIRO). The SIRO is responsible for:

- Managing information risk in the Council.
- Chairing the Data Security Group.
- Fostering a culture for protecting and using information within the Council.
- Ensuring information governance compliance with legislation and Council policies.
- For risk at SLT level, ensuring that risk is properly identified, managed and that appropriate assurance mechanisms exist.
- Preparing an annual information risk assessment for the Council.
- Giving strategic direction to the work of the Data Protection Officer (DPO).

2.5 The Council is required to appoint a DPO and this role is currently designated to the Legal Services Manager position. The DPO is assisted by a Deputy being the Legal Officer: Litigation and Licensing.

2.6 The Council has a Data Security Group (DSG) in place, the membership of which comprises the Director of Corporate Resources (Chair), Head of Finance and ICT (currently vacant), Data Protection Officer or Deputy, and the Research and Development Manager (IT Support). The overarching remit of the group is to assist the Council to fulfil its obligations to appropriately protect paper and electronic 'data' and to ensure that everyone who has authorised access to 'data' is aware of their 'data handling' responsibilities.

2.7 The Council has a set of high level corporate policies in place which direct the Information Governance work. The key policies are:

- Information Security Policy.
- Data Protection Policy.
- Records Management Policy.
- Records Retention and Disposal Policy.
- Risk Management Strategy and Framework.

### **3. Information Governance/Security Training carried out**

3.1 Prior to the COVID pandemic Data protection annual refresher training was delivered by the DPO and Deputy DPO via face to face corporate training sessions to both Members and staff across the Council. During the pandemic it was not possible to deliver training in this way. In order to maintain a training programme for data protection the DPO and Deputy DPO's created a virtual training programme accessible by all staff with computer access. The virtual training programme which consists of a video recorded training session followed by a short quiz was initially launched in December 2020. This remains the method of providing data protection training to Council Officers for 2022/23 and will likely remain for 2023/24 although provision will be reviewed on 2023/24.



The DPO and Deputy provided a face to face session with Members following the local election in May 2023. This session was recorded and has been provided to Members along with the training slides for those who were unable to attend the face to face session.

- 3.2 In addition to this where Departmental Representatives who are responsible for handling information requests have changed either due to restructure or staff departures, additional one to one training has been provided by the Deputy DPO via Microsoft Teams focusing on recognising and dealing with information requests and subject access requests and use of the Council's information request system.
- 3.3 Data Protection training is mandatory for all staff and forms part of the training checklist on induction. The virtual training package created by the DPO and deputy DPO is available on the Council's intranet and is accessible all year round for all staff including new starters. This training is to be reviewed in 2023/24. In terms of staff without IT access who do not process large amounts of personal data, training leaflets are provided.
- 3.4 The Council have continued to engage this year with the Nottinghamshire Information Officers' Group (NIOG) attending meetings which have been held on MS Teams. The group have assisted the Council in ensuring appropriate sharing agreements are in place using the NIOG template which is GDPR compliant. As part of the group Nottinghamshire County Council have created a MS Teams group and SharePoint site where all members of the group can access agendas and minutes of previous meetings and also share information and documentation.
- 3.5 Due to Covid 19 and other work pressures IT Support were unable to conduct any face to face or via Teams cyber security awareness training to officers in 2022/23 A briefing was given to Members however following the election in May 2023. Training materials for new starters and as refresher training for existing staff are however available on the Intranet. An online cyber security training course (including a quiz) from the National Cyber Security Centre (NCSC) has now been made available to staff alongside the existing training material and this will continue to be promoted during 2023/24.

#### **4. Information Governance/Security Policy Review**

- 4.1 The current Information Security Policy was originally approved by Cabinet on 4 April 2013 and has been subject to a number of amendments since then. A full review of the Information Security Policy was completed in 2022/23 but due to resource issues, the amended policy is being brought forward for approval to Cabinet in 2023/24 as part of this annual reporting process.
- 4.2 The current Data Protection Policy was approved by Cabinet on 28 June 2018 and amended in February 2019. An internal audit of the Council's IT Enterprise Architecture in 2021/22 recommended that the Data Protection Policy be reviewed which was done during 2022/23 with some minor amendments made particularly around the complaints procedure for handling of Subject Access Requests. The updated Policy was approved by SLT on 21<sup>st</sup> December 2022.

## **5. Requests for Information**

- 5.1 The Council has an information request system for logging, monitoring and reporting on requests for information. The responsibility for managing information requests sits within Legal Services but every department within the Council has their own representative who can deal with requests for information on behalf of that department, provided the requests are straight forward and no exemptions or exceptions apply. Where a request is more complicated, exemptions/exceptions need to be applied or it is a council wide request this is responded to by a member of the Legal Services team.

## **6. Information/Security Incidents**

- 6.1 In 2022/23, the Council has recorded 43 data breaches/incidents by council officers. No breaches were reported to the ICO as after investigation no risk to the rights and freedoms of an individual was identified.
- 6.2 The Council takes data breaches very seriously and has a robust reporting system in place to ensure compliance with the 72 hour reporting deadline. Reporting data breaches is something that is part of the corporate training programme but is also well publicised on the intranet, and through team meetings.
- 6.3 The breaches reported have been minor in nature and have largely been borne out of clerical error, for example the wrong addresses typed into systems which generates mail to the wrong address or multiple letters contained within one envelope. Staff have been reminded to check address details or update changes to addresses before sending out mail and to take care when posting external letters. Every incident is thoroughly investigated and wherever necessary, measures are put in place to reduce the risk of further incidents. To maintain corporate oversight, all incidents are reported to and considered by the DSG and DSG minutes are shared with Senior Leadership Team. No systemic failures have been identified.
- 6.4 The breaches reported have been minor in nature and have largely been borne out of clerical error, for example the wrong addresses typed into systems which generates mail to the wrong address or multiple letters contained within one envelope. Staff have been reminded to check address details or update changes to addresses before sending out mail and to take care when posting external letters. Every incident is thoroughly investigated and wherever necessary, measures are put in place to reduce the risk of further incidents. To maintain corporate oversight, all incidents are reported to and considered by the DSG and DSG minutes are shared with Senior Leadership Team. No systemic failures have been identified.
- 6.5 IT investigated 49 cyber security incidents last year. We are not aware of any successful Cyber Security Incidents involving Malware or Hacking in 2022/23.
- 6.6 77% of the security incidents involved phishing emails. This work is usually to inspect suspect emails, and sometimes to check for impacts of followed links. The Council continues to be subject to a large number of attempted phishing

attacks which are stopped by a combination of technical controls and staff vigilance. Cyber security training delivered to members as part of their induction post -election and the online cyber security training available to staff and members has also raised awareness in relation to potential phishing attacks.

## **7. Summary of key achievements in 2022/23**

7.1 The key achievements in 2022/23 are as follows:

- ICT officers continue to be active members of the East Midlands Government Warning, Advice and Reporting Point (EMGWARP).
- Completed pilot to replace network switches with newer models.
- Began program to replace Windows Server 2012 with newer versions.
- Migrated Exchange Online away from older less secure email protocols
- Achieved PSN CoCo compliance.
- Maintained Payment Card Industry Data Security Standard (PCI DSS) compliance.
- Completed Windows 10 upgrade to version 21H2.
- Upgraded the virtualisation environment.
- Implemented automated patching system for 3<sup>rd</sup> party software.
- Migrated from Chrome Browser to Microsoft Edge, removed the less secure Internet Explorer.
- Councillor Cyber Security training was offered by East Midlands Councils in partnership with the East Midlands Special Operation Unit (Police).
- Continued to implement next generation firewall technologies, particularly to protect web servers.
- ICT Research and Development Manager continued continuous professional development to maintain CISSP cyber security certification.
- Commenced the annual review of existing Information Asset Registers and all Information Sharing Agreements.
- Completed administrative review of Information requests and updated departmental representatives accordingly.
- Adoption of the updated Contracts and Procurement Rules which specifically refer to the need for data protection clauses in contracts, where relevant.
- We seek to ensure records are deleted when appropriate which is an ongoing task.
- GDPR mandatory training continues to be available to all staff.
- The Data Protection Policy was reviewed and updated.

## **8. Plans for 2023/24**

8.1 The following activity is planned for 2023/24:

- A review of Council's policies to ensure they remain fit for purpose, including: the Risk Management Strategy and Framework; the Information Security Policy; and the Records and Retention Policy, for presentation to Cabinet for approval.
- Replace network switches in the Civic Centre.
- Refresh backup infrastructure with newer software and hardware and

implement Office 365 backup and recovery following approval of service development bids to enhance cyber security and disaster recover measure

- Continue to work on replacing Windows Server 2012 which end support in October 2023.
- Start working on replacing legacy analogue telephone lines due to Public Switched Telephone Network switch off by BT running until 2023.
- Manage national shutdown of 3G mobile network.
- React to any requirements from the Department for Levelling Up, Housing and Communities (DLUHC) related to the Local Government Cyber Assessment Framework
- Public Sector Network (PSN) compliance to be maintained.
- Removal of PSN network should the DWP remove the final services we use which relate to Housing Benefit functions.
- Improve the cyber security risk register.
- Conduct IT Disaster Recovery Rehearsal and implement recommended actions.
- Review Business Continuity Plans across the organisation to ensure they are fit for purpose in the event of a cyber security incident.
- Conduct a phishing exercise.
- Annual review of Information Asset Registers (IARs) to be conducted.
- Virtual GDPR training to continue to be delivered to staff and to be reviewed.
- Face to face training to be provided to Members following the local elections and session to be recorded and provided to all Members (now completed).
- Continue to complete reviews of Data Protection Impact Assessments (DPIAs).
- Ensure continued compliance with GDPR in terms of breach reporting, DPIAs, updating IARs and ensuring privacy notices are up to date.
- An audit and review of the Council's Data Protection compliance and information governance is schedule to take place in quarter 3 of 2023/24.

## 9. Risk

- 9.1 It must be recognised that information governance and cyber-attacks are significant risk areas for all organisations locally, nationally and globally. The risk of accidental data loss, physical system failures and direct malicious cyber-attacks are an ongoing concern for the Council requiring continuous focus.
- 9.2 The Council has a corporate Risk Management Strategy and Framework in place. A number of risks relating to Information Governance have been recorded on departmental risk registers and the corporate risk register also includes a strategic risk of "Failure to properly utilise existing ICT, react to technology changes, and prevent data loss". The risk registers are reviewed on a quarterly basis and updates reported to both SLT and Audit Committee. In respect of the main corporate risk: *Failure to properly utilise existing ICT, react to technology changes, and prevent data loss*, as reported to Audit Committee at the end of 2021/22, the risk rating was amber. Among the outstanding actions is the development of the cyber risk register which is now planned for 2023/24.

- 9.3 The corporate risk register also includes a risk of '*Failure to react to changes in legislation*', under which the progress to ensure compliance with the General Data Protection Regulations and Data Protection Act 2018 has been tracked. An audit of the Council's Information governance is due to be undertaken in quarter 3 of 2023/24.
- 9.4 A further IT cyber risk audit was completed in March 2023. The findings were reported to the Audit Committee in July 2023.

## **10. Conclusion**

- 10.1 The Council has a healthy culture of breach and incident reporting which needs to continue to ensure incidents are investigated, reporting requirements to the ICO are complied with and importantly, remedial action taken. Good progress has been made in improving information governance processes and maintaining GDPR compliance. The Council needs to continue with its robust and pro-active approach to the management of personal data.
- 10.2 The Council has robust cyber security arrangements in place and it is crucial that these are not only maintained but also continue to evolve to meet the cyber security challenges of today, and tomorrow. The incidents have demonstrated that robust security measures are in place to protect the council underpinned by robust processes and officer capability to deal with this type of unexpected event. However, the Council cannot stand still: continuous improvement needs to be made and cyber security must remain a priority.
- 10.3 Pressure and demand on ICT continues to grow, which presents a risk to maintaining appropriate security arrangements. A new, internal Digital Transformation team has been established to work with an external company to develop an IT Strategy and recommended operating model for ICT going forward.

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## Policy Statement

Gedling Borough Council has a large, and on-going, investment in Information and Communication Technology. Information security protects that investment from a wide range of threats.

The Policy was formulated by giving due regard to: -

- Risk Assessment
- Legal/statutory/regulatory requirements
- Organisational principles
- Computer Misuse Act – computer fraud, hacking, data security
- Data Protection Act
- The General Data Protection Regulations

The objectives of this Policy are as follows: -

- To ensure that the Council's ICT assets - hardware, software, data and the network infrastructure - are protected against theft, loss, damage, corruption and any unauthorised actions.
- To ensure that all employees of the Council are aware of the risks to which ICT systems may be subjected and of their responsibilities to minimise those risks.
- To ensure that the Council complies with the many and varied laws surrounding Information and communications.

This Policy applies to **everyone** who has access to the Council's ICT assets, including all employees, Councillors, temporary staff including those on work experience, outside contractors and partners using the Council's equipment.

This Policy will apply whenever users are using the Council's systems, whether it is in the Council offices, working remotely from another location or at another Council's offices.

Misuse by staff will cause the matter to be considered under the Council's Disciplinary Procedure and may, in some cases, result in dismissal – particularly if a failure to comply with the Policy is deemed to be deliberate or malicious.

Misuse by Councillors may amount to a breach of the Code of Conduct and could lead to a complaint to the Standards Committee, particularly if a failure to comply is deemed to be deliberate or malicious.

[Breaches, or suspected breaches, of data security involving personal information must be reported to line managers immediately. The first part of the incident reporting form \(which can be found in the Data Breach Reporting section of the](#)

Council's intranet) should be completed and sent to the Council's Data Protection Officer (DPO) at [dataprotectionofficer@gedling.gov.uk](mailto:dataprotectionofficer@gedling.gov.uk) immediately (and no later than 24 hours after the event).

The second part of the incident reporting form should then be completed by the relevant ~~Service Manager~~Head of Service as soon as all details of the breach have been established and submitted to the DPO at [dataprotectionofficer@gedling.gov.uk](mailto:dataprotectionofficer@gedling.gov.uk).

Any other breach, or suspected breach, of security, or inappropriate use of systems must be reported to the ~~ICT Research & Development Manager~~.ICT as quickly as possible.

~~Breaches of security or inappropriate use of systems must be reported to the ICT Research & Development Manager.~~

Violations of security procedures established within this policy will be dealt with in accordance with the Information Security Incident Management section.

## Responsibilities

The Council uses Computer Systems to store and process data in order to deliver its Services. Formal 'Ownership' is vested with specific post holders across the Council. **System Owners** have responsibilities which include ensuring that the Systems they are responsible for deliver the required solutions, maintain integrity of any data held and that only authorised access is granted.

Members of the Corporate **Data Security Group** are the Director of ~~Organisational Development & Democratic Service~~ ~~sCorporate Resources~~ (Chair); ~~Service Manager~~ ~~Head of~~ ~~(Customer Services~~ ~~Finance and ICT & Communications)~~; ~~Service Manager~~ ~~Legal Advisor~~ ~~(Audit and Asset Management~~ ~~Financial Services)~~ ~~GDPRUK GDPR Team~~ ~~Data Protection Officer or Deputy Data Protection Officer~~; ~~Head of Governance and Customer Services~~ and the Research and Development Manager (IT Support). The overarching remit of the group is assist the Council to fulfil its obligations to appropriately protect paper and electronic 'data' and to ensure that everyone who has authorised access to 'data' is aware of their 'data handling' responsibilities.

**All staff** shall ensure that they read and agree to the **Personal Data Security Commitment**, which is a companion document to this Policy.

Additionally:

The **Senior Leadership Team** shall:

- Acknowledge their overarching responsibilities for information security;
- Demonstrate commitment to the security agenda;
- Assign security responsibilities to relevant staff members
- Security roles and responsibilities are included in appropriate job definitions
- All references (including formal vetting where appropriate) are checked prior to a member of staff's commencement of employment. [Particular checks must be made on Agency staff who will be given access to the Council's Information Systems]

The **Data Security Group** shall:

- Conduct investigations into any alleged computer or network security compromises, incidents, or problems;
- Provide security guidance to Staff and ~~independent~~ system owners;
- Investigate aspects of violations of security policy and standards, and reporting to the appropriate Data Security Group;
- Conduct the annual Information Security Policy review and update; and
- Promote security awareness across the Council.

Also, the **Data Security Group** shall ensure that:



- Information Security training is provided to all staff within the Council, including periodic refresher training;
- All staff are promptly informed of any security issues/concerns and when this policy is updated;
- The IT Security Procedure is adhered to.
- They will discuss, resolve, maintain and monitor records of security incidents and feed back to the Senior Leadership Team (SLT) where appropriate;
- The Council's practices and procedures for the handling and transfer of personal and confidential data to ensure that they comply with statutory requirements, current government policy and recognised standards are adequate and adhered to;
- These security procedures are communicated to staff and appropriate safeguards are in place to ensure they are adhered to;
- The Council's security and policies are subject to periodic external review;
- These procedures and processes are sufficient to ensure the confidentiality of personal data, identify any weaknesses and mitigating controls; and
- Internal processes and culture where required are strengthened to achieve appropriate data security if necessary.

The **ICT Section** (referred to as “ICT”) shall ensure that:

- Appropriate security controls are in place and measures undertaken to protect the Council’s network and information assets;
- Staff are **ONLY** granted appropriate access to the Council’s IT facilities in order to carry out their job;
- Third parties (such as contractors) are **ONLY** granted appropriate access to the Council’s IT facilities in order to perform the service they have been asked to provide when authorised by the system owner;
- Network access is only granted after appropriate authorisation is received from the Line Manager and the user has formally accepted and signed up to this policy;
- Periodic network account reviews are undertaken, and any redundant accounts are promptly disabled;
- Adequate operational controls exist to ensure data protection;
- They communicate appropriate use, and consequences of misuse, to users who access the systems or data;
- Sensitive files and access control files are protected from unauthorised activity;
- LAN and workstation integrity is maintained through virus protection measures and policies;
- Day-to-day security administration is provided;
- Equipment is maintained to ensure its continued availability and integrity;
- Sufficient resources are made available to systems to ensure availability and performance;
- An inventory of all important hardware and software assets is maintained;
- Contact is maintained with relevant authorities and groups, e.g. National Cyber Security Centre and EMWARP;
- They monitor the performance of third party services and systems, and manage changes to these contracts;
- They maintain access and audit records; and
- They create, distribute, and follow up on security violation reports.

**System Owners** shall:

- Act to preserve security of shared facilities, and ensure that systems they administer are operated in accordance with all applicable Information Security Standards and Policies;
- Authorise appropriate third party access (such as contractors), in order to enable them to perform the service they have been asked to provide, and inform ICT appropriately;
- Ensure that appropriate contracts are in place with supporting third party suppliers, which includes a relevant confidentiality of data clause;
- Monitor the performance of third party services and systems, and manage changes to these contracts;
- Ensure that appropriate measures are in place to prevent unauthorised access;

- Ensure that an appropriate level of access is granted to system users.

**Service Managers/Heads of Service** shall:

- Ensure that staff abide by the security controls in place and measures undertaken to protect the Council's information assets;
- Provide and maintain safeguards for information systems within his/her authority, consistent with policies and standards;
- Approve appropriate data access, allowing staff to complete business-related assignments;
- Appropriately inform ICT about all staff starters, movers and leavers through the User Administration process;
- Ensure staff attend the IT security training course;
- Review, evaluate, and respond to all security violations reported against staff, and take appropriate action;
- Maintain an inventory of all electronic data systems;
- Consult ICT when procuring IT hardware and software assets;
- Inform ICT when IT hardware assets are moved between sections;
- Ensure staff have appropriate ICT training, to ensure they are able to fulfil the requirements of this policy and incidents do not occur due to lack of basic computer skills
- Security roles and responsibilities are included in appropriate job definitions
- All references (including formal vetting where appropriate) are checked prior to a member of staff's commencement of employment. [Particular checks must be made on Agency staff who will be given access to the Council's Information Systems]

The **Service Manager: Organisational Development/Head of Human Resources Performance and Service Planning** shall ensure that:

- Confidentiality agreements form part of the terms and conditions of employment
- The Personal Data Security Commitment Statement an integral part of the Employee Conditions of Service Policy
- The Employee Handbook refers to the latest versions of the Information Security Policy and the Personal Data Security Commitment Statement which will be kept up to date by the Data Security Group and published on the Intranet

## **Physical Security**

### **Buildings Security**

Buildings access for Council employees and Councillors is through the use of proximity swipe-cards at the main entrance. Employees are also required to wear ID Badges at all times, and are encouraged to challenge anyone they do not know who is not wearing a badge. Access privileges are to be revoked immediately upon an

employee leaving the Council's employment. Visitors are to report to Reception, sign-in, and are to be appropriately supervised. Swipe cards must not be issued to third parties (i.e. those not employed by the Council and are not Councillors) unless they have signed a Proximity Card and Confidentiality Agreement.

The following additional steps should be taken to ensure the security of information, in the event that unauthorised people gain access to Council premises:

- Offices are not left unattended where possible during normal working hours;
- All computers in vulnerable areas (e.g. ground floor rooms) are physically secure;
- Computers are locked when users are away from desks for a short time and log off or switch off when not in use for longer, such meetings, lunchtime and going home.
- Confidential/sensitive data is not left in view when not in use, this data should be locked away;
- Laptops, ~~tablet~~PDA's, mobiles devices and removable storage are not left in view when not in use.

Under no circumstances should personal/confidential/sensitive information be left in public areas or on desks unattended for any period of time. New computer installations shall not site computers in public or insecure areas unless controls are put in place to prevent theft or misuse, e.g. kiosk type devices.

## Off Site Security

Care must be taken when operating Council IT equipment off-site. When travelling, care must be taken to protect portable computing devices (Laptops, ~~PDA's~~tablets and mobile phones etc) from theft or damage. Equipment is to be carried as hand-luggage, not left unattended, and disguised where possible. When left in vehicles, equipment is to be locked in the boot and out of public view. When used at home, equipment ~~is to be secured (e.g. logged out/locked away) when not in use and stored out of view. should be kept out of view if not in use, where possible.~~

When operating a Laptop, mobile phone or ~~PDA~~tablet in public places (e.g. on a train or in an airport), the user must be aware of any security risk presented by being observed by others ('shoulder-surfing').

The loss or theft of IT equipment (including mobile phones) is to be reported as a Security Incident to the ICT Helpdesk.

Paper records containing confidential or sensitive information must be kept secure when off-site in a lockable case and totally separate from valuable items such as laptops, mobile phones and PDA's-tablets

## **Computer Server and Networking Equipment**

Network computer equipment is located in a controlled and secure environment. Critical or sensitive network equipment is housed in an environment that is monitored for temperature, humidity and power supply quality, and is protected by a secure perimeter with appropriate access restrictions. The ~~Service Manager (Customer Services & Communications)~~Head of Finance and ICT and IT Research & Development Manager are responsible for the effective operation of these controls, which include but are not limited to:

- Redundant power supplies;
- Uninterruptable Power Supplies;
- Physical locks;
- Fire detection; and
- Air conditioning.
- Only authorised staff are permitted to enter server and communications rooms;
- Where kiosk type computers are required in public areas, these systems are secured such that they do not pose a threat to the main network;
- Visitors (such as consultants and engineers) are logged in and out and always escorted whilst in sensitive computer areas; and
- 3<sup>rd</sup> Party equipment shall not be connected to the Council's network; however it may be connected the projectors in meeting rooms.

## **Secure Disposal or Re-use of Equipment**

**All electronic and data storage media disposal must be- carried out by ICT.**

Please contact the ~~IT Research & Development Manager~~.Service Delivery Manager.

**ICT must be informed as soon as possible if a device is lost or stolen.**

All ~~PCs and Laptops~~devices are replaced on a multi-year cycle by ICT. Equipment that is no longer required should have all data and licensed software removed from it before being disposed or re-deployed (as stipulated under the WEE directive) using a specialist secure disposal company. Certificates of data destruction should be obtained and kept on file.

Disposal or transfer of equipment is to be recorded in the relevant Asset Inventory. Software Asset Inventories are to be adjusted to reflect licence status as appropriate.

All disposed media or equipment will be disposed in such a way as to make the data it previously contained impossible to recover. Currently the following methods are used:

Item	Disposal Method
Computer Hard Disk	3 Pass wipe using disk cleaning software plus wipe by disposal company
CDs/DVDs etc	Shredding
Magnetic Tapes/floppy disks	Degaussing plus smelting by disposal company
Smartphones or tablets, including stolen or missing	Security wipe through interface or remote wipe
USB sticks / <u>SSDs</u> / <u>Tablets</u> / PDAs / Faxes / memory cards / Dictaphones / other devices	Use manufacturer approved wiping procedure, if none available see physical destruction below
Microfiche	Incineration
Items above where standard method is ineffective	Physical destruction of item by whatever means is possible. If necessary using a hammer. (Ensure PPE is used)

## Disposal of Paper Documents

Documents must not be retained longer than stipulated within the Council's Document Retention and Disposal Policy.

All documents containing 'Confidential/Sensitive' information must be shredded and disposed of through the Council's confidential waste process (see Data Management).

## Operations

### Operational Procedures

ICT will ensure that operational procedure documents are created and maintained. End user documentation will be distributed, and sensitive documents shall be protected from unauthorised access. Systems Owners will do the same for their individual systems.

Changes to systems shall be approved either by System Owners for the individual systems, or the IT Research & Development Manager for Council wide systems. Where major changes to the security environment are required the Data Security Group shall also be consulted.

## **Segregation and separation**

All users shall run in standard user privilege, except for ICT Support staff. Access to system utilities and configuration not required by the user will be disabled.

Developers shall have administrative control over the test services, but not production systems. ICT Support staff will move systems from test to production once appropriate testing has been completed.

## **Back Up**

ICT shall ensure all systems are regularly backed up. For live data this should be at least every working day. Backups shall be stored in a fireproof safe.

Backups shall be taken off site to a secure location at least twice a week in case the primary building is destroyed or is otherwise unavailable.

## **Software**

It is essential that only licensed software is used, and installed by ICT staff only, on all hardware platforms owned by the Council.

All program software master media and licenses will be stored by ICT.

Deliberate unauthorised access to, copying, alteration, or interference with computer programs or data is prohibited.

Users shall contact ICT before any external party installs any software or loads any data on any of the Council's hardware platforms, in order that ICT staff can make arrangements to be available to oversee the installation and ensure that the Council's policies and strategies are adhered to. Last minute calls are not acceptable.

It is the responsibility of all employees not to use or allow unlicensed software to be operated on Council owned equipment and to report any breach of this rule to the IT Research & Development Manager.

Council systems, networks and communication systems should never be used to store or distribute personally owned pictures, music, videos, photos, books or data of any kind.

No member of staff, other than members of ICT shall attempt to install or copy all or any part of any application software onto or from Council owned hardware or other media.

Screensavers may contain malware and therefore you should not use any screensavers other than the standard ones installed by ICT. Desktop themes may be customised using the Microsoft website. Employees/Councillors must not use personal photos or any backgrounds that may offend either other staff or visitors and are suitable for a work environment. Avoid dynamic themes as these may use too much Internet bandwidth. If issues arise a standard wallpaper may be enforced.

No software, whatsoever, may be downloaded from the internet without permission from ICT.

## **Software Patching**

Not only is patch management best practice, it is also a requirement of Public Services Network and subject to annual external independent review. It is a requirement of Public Services Network that un-patchable software must not be used on a site with a ~~GGS~~-PSN Connection. Software with a known security issue, that cannot be patched must be replaced or discontinued.

The following Patch Management Policy applies to all systems and servers within the Council.

There are 3 levels of patch management within the Council:

- Microsoft product patches;
- System owner software patches;
- Non-Microsoft product patches.

All patches will be authorised by the IT Research & Development Manager- and tested prior to being applied to the Council's systems. Patch testing should always be performed on a limited number of workstations before authorisation can be given to apply the patch in the live environment. The extent of testing will vary depending on the severity of the patch; however it will be as full and practical as possible, particularly where a large number of workstations or corporate databases are involved.

## **Responsibilities**

The Council's ICT Section will be predominantly responsible for the testing and application of security patches. Users must inform the ICT Service Desk if the application of a patch affects the configuration and normal operation of their desktop or laptop.

**All staff** shall ensure that:

- They login to the Council's PC-device on a regular basis and ensure all updates are applied. This is especially important for mobile devices;



- They notify the ICT Service Desk, ext 3888, of any ~~devices, sktops and laptops~~ in their work areas which are not used on a frequent basis or logged onto the network;
- They are vigilant of any changes to the normal operation of their ~~desktop / laptop device~~ following the application of any patches and notify the ICT Service Desk, ext 3888 of any such changes.

The **ICT Section** shall ensure that:

- Appropriate security controls are in place and measures undertaken to protect the Council's systems and services from the risk of failure;
- Where appropriate, additional system backups are performed prior to applying a patch;
- Where applicable, systems are cloned and satisfactorily prepared for patching;
- Where necessary, additional testing is carried out in accordance with notes provided by the system suppliers;
- Prior to applying a patch to the live environment, pre-configuration, post-configuration and recovery are tested first;
- A fully referenced file is maintained of major system patches and accompanying notes and all patches are signed off once applied.

The **System Owners** shall ensure that:

- They follow change control procedures for the application of system patches and log a call with the ICT Service Desk;
- Patches are applied at a mutually agreed time with ICT;
- ICT are notified in sufficient time of the purpose of all system patches as they may affect the security infrastructure and test data may be required;
- Any infrastructure requirements are formally noted and an impact assessment is undertaken;
- Assurance is sought from system suppliers to confirm all modules affected by a patch have been tested prior to release;

- A backup of the system is made prior to applying a patch and a fall back plan is agreed;
- All users have logged out of the system prior to a patch being applied;
- They thoroughly test and sign off the release before it is made live;
- System procedures are updated where necessary following the application of a patch.

### **Windows Patching**

Windows patches are checked by the IT Research & Development Manager. The list of patches are reviewed and approved for testing initially, prior to authorising them for release to live workstations on the network.

Users will notice that their ~~desktop or laptop device~~ may take a few minutes longer to load following the application of patches.

All relevant new security patches will be installed within one month of release.

### **Application Patching**

The application of system patches to the live environment will require users to log out of the system affected. Notice will be given accordingly by the System Owner and ICT. This process is managed by System Owners or supplier in conjunction with ICT upon the notification of a patch by the system suppliers.

### **Software Patching**

Recognised trusted websites are checked monthly to ensure any new vulnerability or security patches are identified in a timely manner. Once approved the fixes are then applied within one month of release.

### **Anti Virus Definition Updates**

The software provider automates scheduled downloads of virus definitions every hour. Client roll outs are controlled by the software and are rolled out automatically as soon as they are switched on.

## Software Development

All software, other than purchases from external suppliers, shall be developed by ICT. Source code for all software shall be protected from unauthorised access.

It is possible to create quite elaborate programs and systems using the Office Suite, particularly in Access, but also Word, Excel and Outlook. The Council strongly discourages this due to the inherent complexity of software development and the lack of skills within departments to support these applications if the developer leaves the Council. ICT cannot take responsibility for, or reverse engineer, any departmentally developed applications. Should any existing application be business critical and require this kind of attention it will be the responsibility of the department to pay for external specialist assistance.

Should any employee/Councillor have a software requirement please contact ICT to discuss possible solutions.

## Email / Internet/Messaging

The Council's Internet services are primarily for business use.

-Personal ~~internet web browsing use~~ is only allowed in the employee's own time, with the manager's permission, and should not interfere with an employee's work or that of colleagues. ~~Internet Web~~ usage ~~may be~~ monitored and any personal use considered excessive will be reported to managers. Managers may also request reports of employees they have concerns about.

The Council operates software which blocks sites which are not considered to be of a work nature e.g. hate speech, pornography, hacking etc. This is to protect the use of the Council's reputation, and bandwidth, which is not only used for work purposes but for customers to access the Council's website.

The Council will also block other sites which it deems a risk to the organisation, either due to Malware, Hacking or data entering or leaving the organisation. Exceptions will be made where there is a valid business case where the benefits outweigh any risks. This includes but isn't limited to the examples below.

- Personal Webmail sites, such as Gmail, Outlook.com and Yahoo Mail, due to the risk of phishing attacks and mass data extraction.
- Cloud Storage sites, such as Dropbox, Google Drive and personal OneDrive (does not include corporate OneDrive provision from ICT), due to the risk of inbound Malware or mass data extraction.
- Other messaging or file storage and transfer systems built in to other websites.

The Council not only owns the hardware and software but also e-mails and any downloaded web pages.

Personal use of the Council's messaging systems eg email systems and teams is not allowed. This change, based on NCSC advice and comes into force with version 1.9 (2019) of the Information Security Policy. This is to reduce the risk of phishing and other scams related to email. Please do not use your Council email account on any personal websites or services. If this is already in place, please change the email address for a personal one owned by you.

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The Council may inspect e-mails and messaging systems (including personal e-mail) at any time without notice, for the following reasons:--

- Criminal activity;
- A breach of council policy/protocol;
- Operational reasons for example arising from employee absence;
- Fault finding by ICT due to a helpdesk call.

Approval for access to an email or other Council messaging account ~~account~~ for operational reasons may be given by the relevant line manager or Service Manager/Head of Service. Approval for access to an email account for fault finding reasons may be given by the Service Manager (Customer Services & Communications)/Head of Finance and ICT.

In all other circumstances approval must be given by the Monitoring Officer ~~or Service Manager: Audit and Risk Management/Financial Services.???? Who?~~ This approval should be in writing and include: -

- The reason for the request;
- The name of the individual; and
- If possible the e-mail subject matter or suspected files or further details.

It is the user's responsibility to manage their e-mails and messaging.

Where an employee is liable to be absent from work for long periods, provision should be made by the employee to ensure that work related e-mails could be disseminated to appropriate officers.

Remember e-mail and teams messages may have to be disclosed in litigation or in response to an information request under FOI, therefore be polite and courteous.

Obtain confirmation of receipt for important e-mails sent.

ICT will ensure incoming and outgoing e-mails are virus checked.

Do not deliberately visit, view or download any material from any web site containing sexual or illegal material or material that is offensive in any way whatsoever.

Users who accidentally visit or view an unsuitable site **must** inform ICT in order that the site can be blocked to protect the other users.

All Internet sites visited are logged; this information is available to management and Internal Audit who can use it to ensure the legitimacy of sites visited.

Since most information sent over the Internet is not secure, consideration must be given to the nature of the content. If the message contains sensitive information, alternative transmission methods or encryption should be considered. (See Classification/Categorisation of Information Assets for further guidance).

Each individual accessing the Internet **must** be logged onto the PC as themselves.

## **E-Mail/Messaging**

Unauthorised or careless use of Email or Teams may present a legal risk to the Council or individual members of staff.

### **Users Responsibilities**

It is the user's responsibility to save important emails externally from the e-mail system e.g. in directories on the servers.

E-mails should be formatted in the following way:

1. Ensure the recipient address is correct, especially where the email system suggests or remembers addresses;
2. Always enter an appropriate subject;
3. Begin the message with the name of the person the email is being sent to;
4. The message should follow the guidelines over content (below);
5. Unless absolutely necessary, do not include graphics in e-mails;
6. Ensure that e-mail attachment sizes are kept to a minimum. Many systems will not accept emails greater than 10MB and emails expand due to the way they have to be transmitted, so there is no guarantee large attachments will be received;
6. All email fonts must be set to arial 12 and all written text should be in black to comply with guidance from the Royal National Institute for the Blind (RNIB);
7. An email signature must be set up by all users which conforms to the Council's Style Guide, see example below:

**Firstname Surname**

**Job Title**

Gedling Borough Council  
Civic Centre, Arnot Hill Park  
Arnold, Nottingham NG5 6LU  
Telephone number / Mobile number  
[www.gedling.gov.uk](http://www.gedling.gov.uk)

For the latest news and events, follow us on Twitter [@GedlingBC](https://twitter.com/GedlingBC)  
or like us on [Facebook](https://www.facebook.com/GedlingBC)

8. Electronic signatures must not be used in emails as these can be used by others for fraudulent purposes;
9. Corporate strap lines must not be used unless approved by the ~~Service Manager~~Head of Service: Governance and Customer Services Communications as they would cause a large increase in storage requirements for e-mails. Service specific strap lines can only be used if approved by the relevant ~~Service Manager~~Head of Service;
10. Backgrounds and pictures must not be used as they would cause a large increase in storage requirements for e-mails;
11. An out of office message should be used when staff are not contactable for at least one working day, and should contain the following details as a minimum:
  - When the member of staff will next be available and the name and email address of at least one other officer to be contacted if the matter is urgent;
12. Do not send e-mail attachments when a link to the document can be made to save on storage usage.

## E-mail content guidelines

Always remember, an e-mail is **not** an informal communication. It has the same authority as any other communication from and within the organisation, such as a letter or telephone call. In the same way as a letter, its contents can be used in a court of law.

**As a basic rule, if the information wouldn't be put in a letter, don't put it in an e-mail.**

**E-mails are not confidential or automatically encrypted.**

An e-mail attachment containing sensitive data should be transmitted ~~in one of the following ways:~~ securely.

~~If the recipient is a government body, the Public Services Network Secure Extranet (Gesx) e-mail should be used with a Gesx e-mail address as the recipient and the sender must use a Gesx user account to send the e-mail, attachments cannot be encrypted using this facility.~~

~~Other than the above~~ if the attachment must be encrypted, passwords must be sent to the recipient using a different method e.g. phone. Passwords must never be sent in the same email as the attachment.

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Mailboxes are owned by the Council and are not the personal property of staff members.

Staff should be aware of who has access to their mailbox and review this regularly, especially during periods of re-organisation. Make sure access is not granted to the "Default" or "Anonymous" roles.

If it is suspected that there is a case of misuse or abuse, the contents of e-mails can be examined and may be used as evidence in disciplinary cases.

It is also important to remember the implications of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 under which information contained in e-mails can be requested. In addition a Data Subject Access Request under the Data Protection Act 2018 would entitle anyone to see all e-mails which contain data relating to them.

E-mails sent must not contain or have as attachments with any of the following:

1. Copyrighted material, such as MP3, video, eBooks, mapping or software;
2. Offensive material;
3. Phishing emails, such as fraudulent requests for bank or logon details;
4. Moving graphics;
5. Music;

6. Pictures unless work related or approved by senior management;
7. Chain letters; and/or
8. Jokes.

Breaches of the above will be considered as a misuse or abuse and could lead to disciplinary proceedings.

E-mails received which fall into categories 1 and 2 above must be reported to your Manager.

The same principles apply to MS teams messaging, such messages could be examined in certain circumstances and are subject to requests for information. Rules in relation to attachments would apply to other messaging facilities such as Teams.

### **Watch the wording**

Take all due care in the way e-mails and messages are worded. Especially be aware that:

1. Binding contracts may be inadvertently created by careless wording;
2. Defamation of colleagues or other parties within an e-mail must not occur and care should be taken to ensure that this does not happen accidentally. Staff must specifically avoid expressing opinions about individuals;
3. Inappropriate reference to race, colour, ethnic origin, nationality, gender, sexual orientation, religion, marital status, disability or age is unacceptable;
4. The use of abrupt and inappropriate language can create a bullying tone and possible offence or even harassment to others; and
5. The use of UPPER CASE letters for a complete word, sentence, paragraph or complete e-mail can be interpreted as shouting and should not be used.

### **E-Mail systems**

The only e-mail facility which can be used on the Council's equipment is the Council provided e-mail system. The use of external e-mail provision is forbidden with the exceptions of the use of external accounts for non-networked equipment (Laptops with remote access capability are regarded as networked equipment) installed by ICT, ~~and for Councillor's personal accounts.~~

~~The Council has implemented Outlook Web Access (OWA) which enables staff and Councillors to access their e-mails from a non-Council owned device. This facility should only be used with the Manager's approval. Ensure this is only used on devices with no virus or other malware installed.~~

Automatic forwarding of emails to external email addresses is prohibited as confidential data could be intercepted. ~~The only exception to this is Councillor email addresses.~~



The Council does not use an e-mail archiving system and therefore recommends that users keep any critical emails in their departmental folder.

## **Relevant Legislation**

Under Section 77 of the Freedom of Information Act 2000 and Regulation 19 of the Environmental Information Regulations 2004 it is an offence to destroy information where there is a current FOI or EIR request being dealt with. It is an offence under section 173 of the Data Protection Act 2018 to alter, delete or destroy personal data to prevent disclosure to an individual making a Data Subject Access Request. Under Sections 168 and 169 of the Data Protection Act (DPA), individuals can claim compensation where they have suffered damage resulting from the Council's non-compliance with the DPA.

It is therefore essential to ensure that no e-mails or messages are deleted that are needed in connection with any of these requests or in connection with any litigation cases that may arise. Once information is destroyed in accordance with the Council's Records Retention and Disposal Policy, the Council is then under no obligation to provide that information in response to requests for information. It is only an offence to delete the information where there is a current request.

Further, under the DPA the Council should not retain personal information about individuals for any longer than is needed, therefore the deletion of personal information where retention is no longer necessary will comply with the DPA.

### **And finally...**

Before starting the e-mail, think if it is the most suitable medium for the message. If the email deals with sensitive, complex or confidential matters it may be more appropriate to use the phone or speak to someone in person.

## **Access Control**

### **Responsibilities**

**All staff** shall ensure that:

- They gain access to systems through official means;
- They take responsibility for all use of their network password, or any others assigned to them;
- They do not share their password, or allow anyone to use it unsupervised; and
- They report immediately any misuse of their account.

**Line and Service Managers/Head of Service** shall ensure that:

- They make requests for access as early as possible, using an Access Request Form for new starters, and request changes via email;
- They only request the minimum access to allow the staff to perform the tasks appropriate to their role and responsibilities;

- They keep track of the access that staff have and be mindful to remove all access from staff that has changed department or role. This is especially important during reorganisations;
- ICT is informed as soon as possible when a staff member is leaving; and
- Where a staff member is under investigation or has left under difficult circumstances thought is given to restricting their access. Remember that some systems may be available from home, not just in the office.

**System Owners** shall ensure that:

- Security controls on their system are robust and only grant to minimum access required for any particular role;
- Administration level logins are not routinely used and are protected;
- Requests for system access that are not appropriate are denied;
- Where they suspect a login is being abused they inform ICT;
- They annually review all logins to their system;
- Where they suspect a login is no longer required they contact the appropriate manager; and
- They inform ICT of any access or security changes.

**ICT** shall ensure that:

- Each user shall be assigned a unique user ID, which is not reused;
- They Do not set up shared accounts;
- Appropriate security controls are in place to protect the Council's data;
- Network accounts are protected from misuse;
- Access to data and systems are properly authorised;
- They co-ordinate with system owners;
- They co-ordinate with Personnel to remove access from leavers that Managers have failed to report; and
- They monitor and remove unused network accounts.

## **User-registration Procedure**

In order to setup a new network account, ICT must receive a completed 'IT Services Access Form' (available via the intranet/IT Knowledge Base) for the new user, authorised by the Line Manager or Service Manager/Head of Service. All access requests made for Agency staff must stipulate a termination date.

ICT will confirm with Personnel that the new user request is actually for a genuine new member of staff. Agency staff will be verified by the requesting manager's, line manager.

The network account will be created, ~~but and~~ login credentials ~~will remain undisclosed~~ provided. The user should then agree to abide by the to the user until a signed copy of the Personal Data Security Commitment. Failure to do so may lead to the access being revoked ~~removed. is received.~~

Any system access on the form will be passed to the appropriate system owner to authorise and set up.

Login credentials and training forms ~~will be passed to the departmental IT coach in a sealed envelope, addressed to the new user and marked "Confidential"~~ are delivered electronically<sup>2</sup>. They will then provide the basic training. The system will require the password to be changed on during the first logon.

The level of access granted will be appropriate for the intended business purpose and the employee's roles and responsibilities.

## De-registration Procedure

When an employee leaves the Council, access rights should be withdrawn immediately. Line Management will liaise with ICT and decide whether the account's incoming e-mail is to be deleted immediately or monitored for a period of time before deletion.

It is the responsibility of all Line Managers and ~~Service Managers~~ Head of Service to inform ICT of all staff leavers, via the 'IT Services Access Form' (available via the intranet/IT Knowledge Base), ~~or via email.~~

All access requests made for Agency staff must stipulate a termination date. Where this is not stated, the account will be automatically disabled after 1 month. The line manager will need to contact ICT in order to re-enable the account if access is still required.

Personnel will provide ICT with monthly Starters, Leavers and Amendments list, which is utilised to ensure all Council staff leavers are promptly disabled on the network.

ICT will pass leaver information to system owners to ensure system access is also removed.

## Amendment Procedure

When an employee moves from one section to another, it is the responsibility of the previous Line/~~Service Manager~~ Head of Service to complete the 'IT Services Access Form' for the revocation of privileges, and the new Line/~~Service Manager~~ Head of Service to complete another 'IT Services Access Form' for the registration of new access. As the user already has a form, it is also acceptable to take the changes via

email from the old and new managers. This information is then added to the user's access form in the filing system.

Any system access changes will be passed to the appropriate system owner to authorise and set up.

### **Generic 'Student' Access**

~~In very limited circumstances, and only relating to work experience opportunities, access to generic log on's (student1, student2 etc) will be allowed. These accounts will only have access to one folder on the network ('Work Experience'), word, excel, the intranet and internet.~~

~~Service areas responsible for the work experience students will ensure that the relevant documents are both placed in the folder for the student to work from and are deleted at the completion of the work experience period.~~

~~Organisational Development Human Resources staff and relevant service areas will be responsible for any necessary training.~~

~~Organisational Development Human Resources staff will be responsible for ensuring each student has read the Information Security Policy and will obtain the students signature of the associated Personal Commitment, and forward it to IT.~~

~~Organisational Development Human Resources staff will also ensure, for audit purposes, that only one student is using any one generic account at any one time, will keep an accurate log as to who has been allowed access to each generic account and will arrange and sign off any password changes which must be done at the end of each work experience period.~~

## **Training**

Departmental IT Coaches will provide initial training to staff members when they first get their network account. This will cover:

- Signing off of the Personal Data Security Commitment and provision of information about this policy;
- Finding more information, particularly on the Intranet;
- Advice and pointers on the health and safety aspect of display screen equipment (DSE);
- Correct use of the network account and the computer's basic security features;
- The correct locations to store data to ensure it is protected correctly; and
- Guidance on the acceptable use of equipment;

The user will ~~sign to~~ confirm they have received this training.

Further to this, users of computers will have mandatory Data Protection Training provided by Legal Services.

## **Passwords**

Passwords are an important aspect of computer security. They are the front line of protection for user accounts and a poorly chosen password could result in the compromise of the Council's network and applications. As such, all users with access to the Council's systems are responsible for taking the appropriate steps as outlined below, to select and secure their passwords.

### **Password Use**

Terminals-Computers must not be left unattended when 'signed on'. If not in ~~constant~~ use, 'sign off' or lock the computer. Computers will lock automatically if not in use. Do not leave computers locked for a long time, log off or shut down instead.

It is acceptable to log on to a PC and have another person use it, for example for training, demo or presentation purposes; however users must supervise this person at all times and the user is responsible for anything the temporary user does on the account.

Where passwords are used to encrypt documents, do not send the password via the same method as the encrypted file. For instance if the file is emailed, telephone the password through or send a fax, do not send it by email, even if it is a separate email sent later. If the file is sent on CD or USB the password could be emailed. If you do not protect the password, the file may as well not be encrypted.

### **Password Policy**

The following guidelines give information on how passwords should be created and managed to ensure their integrity and the integrity of the systems and information which they protect.

The following best practice guidelines should be followed at all times, though it is recognised that some systems may be unable to support some of the recommended guidelines, due to technical limitations.

### **Password Requirements**

To ensure that malicious parties or programs which guess passwords have a reduced chance of being successful, users should construct a password that meets the minimum criteria for each system as shown in the table below.

<b>System / Type</b>	<b>Minimum requirements</b>	<b>Lockout / Wipe</b>
Network Accounts and System which can enforce password blacklists	10 characters	Locks out after 10 attempts
Council Computer Systems	7 character password with complex passwords turned on	Lock after 10 attempts
Smartphones and tablets	6 digit numeric, not an obvious sequence or shape, with at least one repeated digit	Wipes device after 10 attempts
Administration passwords	12 characters, 3 out of 4 of upper, lower, numbers and symbols	Lock out after 10 attempts
Files protected with strong encryption systems (such as WinZip AES-256)	15 characters, use all of upper, lower, number and symbols.	Unlimited attempts, file has no protection
<b>Note these are minimum lengths, longer passwords will be a lot stronger</b>		
For other systems ICT will investigate and decide an appropriate password scheme		

To make sure the password is strong users should also ensure that passwords:

- must not contain the user login name;
- must not include the user's own or relative's name, employee number, national insurance number, birth date, telephone number, car licence plate or any information about him or her that could be readily learned or guessed;
- should not be single words from an English dictionary or a dictionary of another language, slang, dialect or jargon with which the user has familiarity. This is true even with a number placed at the end;
- are significantly different from previous passwords and password used for other systems. Do not reuse old passwords or words spelt backwards;
- do not contain commonly used proper names, including the name of any fictional character or place;
- do not contain any simple pattern of letters or numbers such as "12345678" or "abc123", or deliberately misspelled words;
- are not displayed in work areas or any other visible place. If a user has to write their password down, they must ensure it is kept as securely as, for example, their credit card. Write down only the password, not the system it is for and if possible include a mistake. Inform ICT should this go missing;
- ~~are not e-mailed, recorded electronically, or used via the "save password" functionality which may result in a password being taken or shared;~~stored securely, for example in a browser such as Edge or other encrypted storage.
- Finally, be careful when using systems which allow users to enter a password reminder or hint; the reminder or hint must not be the user's name, password or text which clearly identifies the password (e.g. child's name) as this is a security risk, and users MUST NOT let anyone observe them when entering their password.

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### Password Changes

Network passwords must be used in line with the following rules:

- Passwords must be changed when a new account is created;
- Passwords must be changed, as soon as possible, after a password has been compromised or after a suspected compromise;
- Passwords must be changed where they are deemed to be too weak;
- Passwords must be changed on direction from the Council's ICT staff;

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- Passwords are changed and the account deactivated when the staff member leaves the Council
- Administrator passwords should be changed whenever a member of staff leaves the Council who had administrator access.

In line with the CESG/CPNI Report “Password guidance: simplifying your approach”, from September 2015, the requirement to regularly change passwords has been removed, but will be implemented where deemed appropriate.

### **Password Suspension**

The network will permit ten attempts to enter the correct User ID and password before the account is locked. It will unlock after 30 minutes so can be tried again. Smartphones and tablets allow ten attempts before wiping the device.

When an account has been suspended, it can be released by the appropriate system administrator. In the case of the network (log on) or systems managed by ICT requests for release of suspended accounts should be made via the ICT Helpdesk.

To reset a password for individual applications, the relevant System Owner for that system should be contacted.

### **Password and Account Protection**

**NOTE:** Each user is responsible for all activities originating from any of his or her username(s).

Passwords must **NOT** be shared. Users who share their passwords may have their access to the Council’s networks and systems disabled, whilst investigations are carried out and management determine the course of action (disciplinary) that may be required.

Avoid writing down passwords; if passwords are to be written down they **must** be protected. Do not stick them to the equipment they unlock or leave them out in desks, notice boards or any other place where someone may see them. If a password must be written down keep it securely in a wallet or purse or locked in a secure container. Ideally do not keep the corresponding username with the password as this will make it harder to use if it is lost. If possible only record part of the password. Report lost password documentation **immediately** so that unauthorised access can be blocked.

## **Password Construction**

Creating strong passwords does not have to be difficult, try this method.

<b>What to do</b>	<b>Example</b>
Start with a sentence or two	Longer passwords are safer.
Remove the spaces between the words	Longerpasswordsaresafer.
Add shorthand and misspell words	LingerpasswordsRsafer.
Add length with numbers and symbols, don't always do this at the start or end.	LingerpasswordsRsafer1999.

While this password is fairly easy to remember the number of combinations an attacker would have to check is huge. Even if an attacker can check billions of passwords a second on thousands of computers it would still take too long to find the password.

~~You can use the Microsoft password checker to check the strength of a password similar to the one you are planning to use. This is particularly important for files where the number of attempts that can be made is unlimited.~~

~~<https://www.microsoft.com/en-gb/security/pc-security/password-checker.aspx>~~

~~Use only this password checker, and only to get a feel for password security, do not input any real passwords.~~

## **Remote and Mobile Access**

For all remote and mobile access adhere to the Off Site Security guidelines.

### **Remote Access**

Authorised users and external organisations may be granted remote access to the network based upon job requirements and business criteria deemed appropriate by the Council and/or System Owners.

It is possible to allow remote access to most PCs using the screen sharing and give/take control functions of Teams and similar platforms. This access is available to people who are not Gedling staff. When using these functions ensure you do not accidentally share information that is private, including notifications and popups. If using this function for supplier support, for example by System Owners, please ensure any significant changes made are reported to IT. You are responsible for any changes made using your account whether you are controlling the screen or not.

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Note: ***Remote access shall not be used to connect to or use any Public Services Network applications or data.***

### 'Full' Network and Application Remote Access

The following guidelines will be adhered to by all remote staff users:

- In order to gain remote access please refer to the Occasional & Permanent Home Working Policy;
- Remote Access will be carried out through the corporate remote access systems requiring an Access Token;
- Only authorised personnel will be provided an Access Token and associated credentials. Tokens must be stored securely when not in use. Loss of an Access Token should be reported immediately to ICT ext 3888 to allow the access to be disabled;
- Never share Access Tokens, PINs, passwords or any other access mechanisms; and
- All remote computers accessing the network must use Council machines, and the Council's certified anti-virus, firewall and other security software.

### Use of Laptops

Certain post holders will be provided with laptops due to the nature of their work. Many staff will be assigned laptops to allow mobile and remote working.

Laptops are also available as loans for ad hoc requirements.

The following guidelines apply to the use of Council laptops:

- All laptops shall have full disk encryption;
- Laptops must be connected to the network at least once per week to download security updates, including anti-virus. Please ensure the PC is given sufficient time on the network to download the updates, do not defer their installation;
- Although the laptop is encrypted, authorisation from the user's Manager must be obtained prior to taking Council data off site.
- Care should be taken to avoid being overlooked if using in a public area;
- Ensure device is locked or switched off when not attended.

### Web Mail Access

Web Mail is currently used by Councillors to access their email, and by other users on an ad hoc basis. Two factor authentication must be used to prevent unauthorised access should the password be stolen.

Access is allowed from personal computers, however they must meet the following minimum security standard:

- The operating system in use is fully supported and has all available security patches loaded. Security patches should be set up to load automatically;
- All software on the PC should also have security patches loaded;
- Antivirus/Antimalware software should be installed and up to date;

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- ~~A firewall should be in place which restricts access to the device;~~
- ~~The web browser on the PC should be fully patched and relevant security features enabled.~~

#### When using Web Mail:

- ~~Do not use it on public or shared PCs, for example hotel, café or library PCs, only use it on trusted PCs;~~
- ~~Make sure it is not overlooked;~~
- ~~Do not allow the computer to store the password;~~
- ~~Make sure log off correctly completed.~~

### **Remote Access for Supplier Support**

Remote access by external organisations will adhere to the following guidelines:

- A request should be made to the System Owner and ICT informed;
- Access will only generally be in office hours so the dial in may be monitored and logged by ICT;
- Access will only be granted via ICT approved methods;
- When the organisation has finished accessing the Council's resources remotely for a particular task, they must promptly disconnect from the network.

Please refer to the Remote Working policy and ICT for further advice.

### **Mobile Devices**

Note: ***Mobile access shall not be used to connect to or use any Public Services Network applications or data.***

### **Responsibilities**

**All mobile device users** shall ensure that:

- They only utilise mobile devices which have been acquired, configured and issued by ICT Services;
- They take reasonable care of any issued mobile device;
- They safeguard personal data, including passwords and any other access codes;
- They comply with the Data Protection Policy. If in doubt; details of identifiable individuals must not be stored on any mobile device;
- They report all lost/damaged mobile devices to the ICT Helpdesk, on ext 3888;
- They **DO NOT** disable or deliberately seek to circumvent the security controls applied by ICT Services;

- They **DO NOT** try to access unapproved 'networks' when using Council issued mobile devices;
- They **DO NOT** use Council mobile devices to produce, obtain, store, display or distribute material that is likely to cause offence to others or is illegal
- They **DO NOT** copy or in any way distribute any software which is integral to Council mobile devices;
- They accept that mobile devices can be used for personal use the cost of which is to be reimbursed using established procedures (primarily mobile calls and text usage);
- Contact details are stored on the SIM and not directly onto the phone with the exception of smartphones and tablets where contact details should be stored within the Council's corporate office management system (currently Microsoft Outlook);
- For devices with no centrally enforced password, the power on pin control facilities are enabled;
- They accept that SIM cards must not be removed or transferred to any other mobile device;
- They request and obtain authorisation from ICT Services prior to re-allocating any issued mobile device to another authorised user;
- The transfer of 'information' to and from the Council's network using 'authorised facilities' only takes place with the approval of the Information Asset Owner and, due regard is given to the requirement for encryption depending on the Information Asset Class;
- With the exception of devices which are capable of encrypting images, digital cameras are not to be used to capture sensitive or personal information;
- Digital Cameras are used in accordance with the Council's photographic policy;
- Users who deploy the Bluetooth functionality ensure that all 'contact' details are removed from any 'paired' device prior to the disposal of or transfer of ownership (for example; where contacts have been 'copied' into a Car's Bluetooth System);
- Paper records containing confidential or sensitive information are kept secure and totally separate from valuable items such as laptops; and
- They never establish connections to the Council's network from outside the UK. The only exception is the Chief Executive Officer, Leader and Deputy Leader who are allowed to use their Mobile Device abroad to allow them to respond to Council emergencies.

**ICT Services** shall ensure that appropriate security controls are in place and measures undertaken to protect the Council's Information Assets.

## **Mobile Device Deployment Arrangements**

### **SIM Connectivity**

SIM only connectivity is usually deployed in association with 'application specific' solutions the arrangements for which are dealt with within the remote working policy. Examples include:

- Car park pay stations, and/or
- Hand held or vehicle cab mounted devices.

### **Mobile Phones**

The Council deploys the following 'standard' mobile phones:

- A basic device which is capable of making, and receiving voice calls and texts, has voice mail and a 'contacts' facility; and
- A device which has all the basic features and has an integral camera which is suitable for the capture of images which do not include personal information.

These devices are not connected to the Council's Network.

### **Smartphones & Tablets**

A device which is capable of making, and receiving voice calls and texts, has voice mail (not tablets), contacts, a camera and access to the Internet. These devices are not connected to the Council's Network directly but may have access such as mail, calendar and other services.

### **Feature Restrictions**

The following features have been disabled for all mobile and smartphones:

- Premium rate services; and
- International dialling.

Mobile device deployment arrangements

Device	Issue Criteria
SIM Only	Usually deployed in associated with a 'specific application' see remote working policy
Basic device	Office based visiting Officers, On Call Officers, external lone workers, Field Officers, Officers who attend regular off site meetings who need stay in contact with base and Councillors
Camera enabled device	Office based visiting Officers with a requirement to take reasonable quality images where encryption is not required for example, buildings, land and trees etc.
Smartphone or tablet	On Call Officers, where the duty is shared and access to the Internet is essential  Officers who spend a considerable amount of time out of the office and/or need the additional functionality provided by these devices.  In instances where images are being taken of personal information for example prime documents in support of Housing Benefits  Councillors

The issue of mobile devices must be approved by the Head of Service/Service Managers. The issue of mobile devices to Councillors must be approved by the Director of Organisational Development & Democratic Services of Corporate Resources.

Mass Storage Facilities (removable media)

Any transportation of 'data' must be undertaken with due regard to its 'classification'. The Data Management section provides more information on this subject but in summary, extreme care must be taken when removing 'restricted' or 'protected' sensitive personal data for any reason.

Prior to using any removable media option, consideration must have been given to other 'transportation' options including the use of the Public Services Network and other 'secure' Network Connections.

Where other, 'appropriate' data transport options have been considered then mass storage (removable media) options can be utilised. Mass storage facilities include



any portable device which is capable of being 'connected' to the Council's network via a desktop workstation onto which data can be transferred. Mass Storage facilities include:

- USB Data Pens;
- CDs;
- DVDs;
- Digital Cameras; and
- External Disk Drives.

The Council has arrangements in place to manage the utilisation of digital cameras. This includes dedicated cameras and cameras which are an integral part of a multifunctional device.

Data can only be transferred on Council approved devices and all sensitive data must be protected with strong encryption. Such approved removable media devices are only to be used for the purpose requested and authorised. Their connection to any other systems for which their use was not explicitly authorised remains prohibited.

Only authorised devices will be allowed to connect to the Council's network. This will be managed through device control software and systems deployed by ICT.

### **Breach Guidance**

The following are examples of policy breach all of which must be appropriately reported:

- Loss of a mobile device and/or associated accessory;
- Damage of mobile device and/or associated accessory;
- Unauthorised configuration activity;
- Inappropriate use of a mobile device;
- Unauthorised re-assignment of a mobile device; and
- Unauthorised SIM card activity.

All instances of policy breach must be reported to ICT at the first opportunity via the ICT Helpdesk on ext 3888.

## Network Access Control

All boundaries between different networks shall be controlled by firewalls. This includes Public Services Network, the DMZ, other WAN connections to other Councils and the Internet. These firewalls shall be configured with the minimum access required to achieve the business objective. Requests for overly permissive rules may be denied to protect the rest of the network. Changes must be approved by the IT Research & Development Manager. Other network controls and routing shall be used where appropriate to increase the security of information.

IT may block access to systems from specific Countries for security reasons. This is known as Geo-Blocking. Countries blocked will be approved by the Director responsible for IT. SIRO.

## Wireless Networking

Wireless networks such as WIFI can be very useful for mobile devices but their uncontrolled use can provide a means for attackers to access the network from beyond the physical security barrier. We must therefore minimise this risk.

**All Staff** shall ensure that:

- They only connect Council Laptops, mobile phones and Tablets to wireless networks that they trust, for example Council, Government, their home or trusted businesses. ~~avoid~~ using unknown or public hotspots where possible, for example in Coffee shops or on the street;
- On the Council's network they only use wireless networking systems provided by ICT;
- Follow any instructions given in the use of the Council's wireless networks;
- Do NOT connect any ~~wireless networking~~ Access pPoints or similar equipment to a PC or the network;
- ~~Do NOT configure~~ Only setup Device Tethering, Access Point sharing or similar technologies on Council equipment mobile devices without ~~authorisation from ICT;~~ for use with other Council equipment, such as their PC;
- They alert ICT if they suspect unauthorised wireless equipment is being used.

**ICT Services** shall ensure that:

- Wireless networks are configured using a secure best practise configuration;
- Wireless networks are independently assessed for security weaknesses each year;
- Wireless networks in use by the Public or non-Gedling staff are appropriately segmented from the main network, ideally physically separate;
- Quarterly scans are conducted to identify unauthorised wireless access points;

- Unauthorised wireless access points are immediately removed from the network;
- Report unauthorised wireless access to the Data Security Group.

## Information Security Incident Management

The Information Security Breach Management Policy seeks to outline the measures to be taken by the Council when dealing with a personal data breach. It applies to information in all forms, whether manual or computerised. The aim of this policy is to ensure that the Council reacts appropriately to any actual or suspected security incidents relating to information systems and data. Appropriate action following a breach is required to ensure containment and recovery, business continuity and to avoid further breaches of the law and statutory, regulatory or contractual obligations.

### Personal Data Breaches

A personal data breach is a breach of security leading to the accidental or unlawful destruction, loss, alteration, ~~unauthorised~~~~unauthorized~~ disclosure of, or access to, personal data. This includes breaches that are caused accidentally or deliberately.

A personal data breach can be broadly defined as a security incident that has affected the confidentiality, integrity or availability of personal data. There will be a personal data breach whenever any personal data is:

- lost,
- destroyed,
- corrupted,
- disclosed to someone who shouldn't have access to it, or
- made unavailable, for example, when it has been encrypted by ransomware, or a power outage.

A personal data breach can happen for a number of reasons, including:

- Loss or theft of data or equipment on which data is stored including paper files;
- Inappropriate access controls allowing unauthorised use;
- Equipment failure;
- Coding error in an IT system;
- Human error;
- Inappropriate disposal of information;
- Unforeseen circumstances such as a fire or flood;
- Power cut;
- Hacking, virus or ransomware attack;
- 'Blagging' offences where information is obtained by deceiving the organisation who holds it. (This is also referred to as "social engineering");
- The transfer of data or information to those who are not entitled to receive that information;
- Successful attempt to gain unauthorised access to data or information storage or a computer system; and

- The unauthorised use of an authorised system.

Any breach, however it occurs, can have far reaching consequences. It could cause potential harm and distress to individuals or seriously compromise the integrity and security of the Council's IT systems. As a result, this Policy seeks to recognise the following four important elements:

- Containment and recovery;
- Assessment of ongoing risk;
- Notification of breach; and
- Evaluation and response.

Some security incidents will not amount to a personal data breach because they do not affect the confidentiality, integrity or availability of personal data. Such security incidents will be regarded as 'near misses' and, recognising that they could result in a future personal data breach, appropriate action will be taken by the relevant ~~Service Manager~~Head of Service to ensure that they do not occur again and reported to the Data Protection Officer. Example of security incidents include:

- Use of unapproved or unlicensed software on the Council's equipment;
- Use of unapproved or unauthorised hardware on the Council's network/equipment;
- Sharing user id and password with someone else;
- Writing down a password and leaving it on display / somewhere easy to find;
- Responding to or following links in unsolicited mail which require entry of personal data;
- Failed attempts to gain unauthorised access to data or information storage or a computer system;
- Allowing access to secure parts of the council's buildings to unauthorised individuals.

This Policy sets out the Council's approach to dealing with Personal Data breaches.

## Responsibilities

### Overview

The Council is under an obligation to notify the Information Commissioner of certain personal data breaches without undue delay, but not later than 72 hours after becoming aware of it. As time is of the essence, it is imperative the Data Protection Officer is notified straightaway and any investigation prioritised.

### **All staff shall ensure that:**

- All breaches of information security, the UK-General Data Protection Regulation (~~GDPR~~UK GDPR) and the Data Protection Act (DPA), actual or

suspected, are reported to a line manager or Head of Service Service Manager immediately. Where the line manager or Head of Service Service Manager is not available immediately the breach must be reported to the Data Protection Officer immediately;

- All breaches of information security, the GDPR UK GDPR and the DPA, actual or suspected, which ~~occur or~~ are discovered outside of normal office hours are reported to the Data Protection Officer immediately and not left until the following working day ~~as soon as the Council offices are open~~ to ensure that the report has been received and it being dealt with;
- They co-operate fully with any investigation following a breach and provide all necessary information; and
- They report any instances where this Policy has been or is being violated to the ICT Helpdesk, ext 3888.

**All Line Managers and ~~Service Managers~~ Heads of Service shall ensure that:**

- All breaches of information security, the GDPR UK GDPR and the Data Protection Act, actual or suspected, are reported to the Data Protection Officer immediately;
- They co-operate fully with any investigation following a breach and provide all necessary information to the Data Protection Officer; and
- They take the lead on investigating the breach and ensure the investigation is completed as a priority.

**The Data Protection Officer or deputy will:**

- Determine whether a breach should be reported to the Information Commissioner (ICO);
- Report notifiable breaches to the ICO and liaise with the ICO during the course of any investigation;
- Establish who needs to be made aware of the breach and inform them what they are expected to do to assist in the containment exercise. This could be isolating or closing a compromised section of the network, finding a lost piece of equipment or simply changing the access codes at the front door;
- Establish whether there is anything the Council can do to recover any losses and limit the damage the breach can cause. As well as the physical recovery of equipment, this could involve the use of back up tapes to restore lost or damaged data or ensuring that staff recognise when someone tries to use stolen data to access accounts;
- Assess the risks associated with the breach, which requires consideration of how serious or substantial they are and how likely they are to happen. This includes risks to the Council's IT systems and potential adverse consequences for individuals;
- Consider what steps need to be taken to prevent further breaches;
- Consider what other agencies may need to be informed depending on the type and severity of the breach;

- Consider whether Warning, Advice and Reporting Point (EMG-~~War~~arpARP) should be consulted.

The Data Protection Officer may require assistance from the members of the Data Security Group who shall provide such support as is necessary as a matter of priority.

The ~~Service Manager~~Head of Service shall:

- Consider the information gathered as part of the investigation and implement the steps which need to be taken to:
  - contain the breach and recover any losses; and
  - reduce or remove any ongoing risks; and
  - prevent any further breaches.

## Notification of Breaches

### Notifying the Information Commissioner

There is a legal obligation on the Council, as a data controller, to report personal data breaches to the Information Commissioner unless the breach is unlikely to result in a risk of significant adverse effects on individuals, such as loss of control over their personal data or limitation of their rights, discrimination, identity theft or fraud, financial loss, unauthorised reversal of pseudonymisation, damage to reputation, loss of confidentiality of personal data protected by professional secrecy or any other significant economic or social disadvantage to the person concerned.

Whether to notify the ICO will be determined on a case by case basis, but the following will be considered when making the decision:

- the potential adverse consequences for the affected individuals,
- how serious or substantial those adverse consequences are, and
- how likely they are to happen.

Relevant guidance will also be taken into account.

Failing to notify a breach to the ICO when required to do so could result in a significant fine up to 10 million euros.

The Data Protection Officer or deputy will decide whether to notify the ICO.

### Notifying Individuals

The Council recognises that not every incident will warrant notification and notifying everyone whose details are held on a database of an issue affecting only a small proportion of those people may well cause disproportionate enquiries and work.

If a breach is likely to result in a high risk to the rights and freedoms of individuals, the Council must inform those concerned directly and without undue delay.

A 'high risk' means the threshold for informing individuals is higher than for notifying the ICO. The Council will assess both the severity of the potential or actual impact on individuals as a result of a breach and the likelihood of this occurring. If the impact of the breach is more severe, the risk is higher; if the likelihood of the consequences is greater, then again the risk is higher. In such cases, the Council will need to promptly inform those affected, particularly if there is a need to mitigate an immediate risk of damage to them. One of the main reasons for informing individuals is to help them take steps to protect themselves from the effects of a breach.

Individuals affected will be notified if necessary to enable them to take steps to protect themselves, for example by cancelling a credit card or changing a password,



or to allow the appropriate regulatory bodies to perform their functions, provide advice and deal with complaints. When notifying individuals, the Council will endeavour to give them specific and clear advice on the steps they can take to protect themselves and also what the Council is able to do to help them.

The Data Protection Officer or deputy in consultation with the Monitoring Officer will decide whether to notify affected individuals.

### **Notifying the Press**

When considering whether to inform the media, the Council will balance the need to be open and transparent with the need to protect the interests of those individuals who may suffer distress at having the breach reported in the press, together with the risks of unscrupulous individuals who may seek to take advantage of the situation. Advice will be sought from the Council's Communications Team prior to any decision being made as to what, if anything is reported.

The Chief Executive will determine whether it is appropriate to notify the press.

### **Notifying The National Cyber Security Centre (NCSC)**

NCSC is responsible for providing support to local authorities when responding to computer security incidents. As a member of Public Services Network, the Council is required to report critical and significant security incidents to NCSC.

Generally Significant and Critical incidents have to be reported, minor can be reported for information collation purposes while negligible incidents do not have to be reported. The document also discusses which agencies should be informed about different types of incidents.

The Director responsible for ICT will decide whether to notify NCSC. In doing so, they will take into account the Incident Response Guidelines which apply at that time.

### **Public Services Network (PSN) / CINRAS**

For incidents that impact on Public Services Network, the "Incident and Problem Management" process manual should be consulted and if appropriate the incident reported to the PSN Security Manager.

CINRAS shall be notified for incidents involving HMG approved cryptographic equipment.

The Director responsible for ICT will decide whether to notify the PSN Security Manager.

## Notifying other agencies/organisations

The Council will consider notifying third parties such as the police, insurers, professional bodies, bank or credit card companies who can assist in reducing the risk of financial loss to individuals, and trade unions.

The Data Protection Officer or deputy in consultation with the Monitoring Officer will decide whether to notify other agencies.

## Emergency Situations

The Council recognises that there may be instances where immediate action is necessary to contain a breach and prevent further incident. An example is where there is a targeted attack resulting in a serious breach of network security. This would require immediate action to shut down the Council's network. It would not be practical or reasonable for a full investigation to be carried out prior to taking action. Instead, the ~~Service Manager (Customer Services & Communications), Head of Finance and ICT,~~ R&D Manager (IT Support) and Service Delivery Manager (IT Support) have the authority to take whatever action they deem necessary in the circumstances and would follow the procedure outlined above to determine what further action should be taken. The incident will however be reported to the Data Protection Officer as outlined above.

### Gold Command

Where the scale or impact of the issue requires it the Emergency Gold Command should take over the management of the incident.

The Emergency Planning Officer should be included. Consideration should be given to declaring a Major Incident and involving the Local Resilience Forum (LRF) and other agencies to provide additional assistance.

The Council's policy is to not pay any ransomware demands for due to ransomware payment.

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## Data Management

The Council's partnership working with Central Government and other national bodies and agencies has led to the exchange and sharing of information that requires protection and handling in line with the requirements of the Public Services Network and the Government Security Classifications Policy (GSCP). The GSCP describes how HM Government classifies information assets to: ensure they are appropriately protected; support Public Sector business and the effective exploitation of information; and meet the requirements of relevant legislation and international / bilateral agreements and obligations.

Organisations which work with government have a duty to respect the confidentiality and integrity of any HMG information and data that they access, and are accountable for safeguarding assets in line with the GSCP.

### Purpose and principles

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The purpose of this Data Management Policy is to ensure the Council meets its obligations under the GSCP and also has appropriate controls in place to protect its own information. It reflects the following principles:

Principle One: All information that the Council collects, stores, processes, generates or shares to deliver services and conduct business has intrinsic value and requires an appropriate degree of protection.

Principle Two: Everyone who works with the Council (including staff, members, contractors and partners) has a duty of confidentiality and a responsibility to safeguard any Council information or data that they access, irrespective of whether it is marked or not, and is must be provided with appropriate training.

Principle Three: Access to sensitive information must be granted on the basis of a genuine "need to know" and subject to an appropriate personnel security control.

Principle Four: Assets received from or exchanged with external partners must be protected in accordance with any relevant legislative or regulatory requirements, including any international agreements and obligations.

### Classification / Categorisation of the Council's Information Assets

The GSCP classifies HMG information assets into three types: OFFICIAL, SECRET and TOP SECRET.

The Council operates exclusively at OFFICIAL level and the previous classifications, RESTRICTED, PROTECTED and UNCLASSIFIED no longer apply.

The main theme of the new Government policy is, at OFFICIAL at least, personal responsibility for the data you transmit, handle or store, no longer relying on security markings. This is particularly important because the UNCLASSIFIED marking no longer exists.

## OFFICIAL information

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The OFFICIAL level covers the variety of information handled and created by the Council of differing value and sensitivity and different consequences resulting from loss of compromise.

Some of the Council's information is particularly sensitive and could have more damaging consequences (for individuals, the Council or partner) if it were lost, stolen or published in the media. This sensitive information will attract additional controls to ensure that it is only accessed by those with a "need to know". Such information should be treated as OFFICIAL–SENSITIVE.

Guidance on what information should be treated as OFFICIAL–SENSITIVE and how it should be handled appears below.

It is important to note that within the GSCP CONFIDENTIAL is not a recognised security classification; therefore care must be taken if marking documents as confidential. It must be clear to the recipient of the information what this means and what handling requirements are to be applied.

## Marking OFFICIAL information

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There is no requirement to explicitly mark routine OFFICIAL information.

Security markings previously applied to council information which now fall in the OFFICIAL classification can therefore be removed.

## Handling OFFICIAL information

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All Council information must be:

- Handled with care to avoid loss, damage or inappropriate access.
- Shared responsibly, for business purposes, and using appropriately assured channels if required (~~e.g. GCSX secure email~~).
- Stored securely when not in use. For example, with clear desk policies and screens locking when ICT is left unattended.
- Protected in transit and not left unattended when taken out of the office.
- Stored securely when taken out of the office. For example in a locked briefcase or locked cabinet.
- Protected to prevent overlooking or inadvertent access when working remotely or in public places.

- Discussed with appropriate discretion when in public or over the telephone. Details of sensitive material should be kept to a minimum.
- Emailed, faxed and sent by letter only to named recipients at known addresses.
- Destroyed in a way that makes access unlikely. More sensitive assets should be returned to the office for secure disposal where appropriate.

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The following table sets out the minimum controls that should be applied:

	<b>OFFICIAL</b>
<b>Principles and clearance levels</b>	Appropriate training delivered which reinforces personal responsibility and duty of care
<b>Document handling</b>	Clear desk / screen policy
<b>Storage</b>	Storage under single barrier and / or lock and key Laptops, mobile phones and tabletPDA's must be kept secure at all times and locked away overnight when left in the office
<b>Remote Working</b>	Permitted with line manager approval Ensure information cannot be inadvertently overlooked whilst being accessed remotely Papers/laptop/mobile phones/PDA/Tables's must be stored out of sight Papers/laptop/mobile phones/TabletPDA's must not be left in a vehicle overnight
<b>Moving assets by hand</b>	Single cover Ensure information cannot be inadvertently overlooked when working in transit Approval of senior manager must be obtained to move a significant volume of records (100s) /files (10s) from the office Approval must be subject to an appropriate assessment of risk and appropriate controls applied
<b>Moving assets by post / courier</b>	Single cover
<b>Electronic Information at rest</b>	Electronic Information needs to be saved on the network where it will be protected at rest in a physically secure data centre with access control groups applied Laptops, mobile phones and PDA's must be encrypted Alternative storage (e.g. G-Cloud/hosted website) can only be used if approved by ICT
<b>Electronic Information in Transit</b>	Information in transit between Government or other trusted organisations will be via accredited shared infrastructure (such as PSN) or protected using Foundation Grade encryption May be emailed / shared unprotected to external partners / citizens, however consideration must be given as to whether that is an appropriate method of transmission. This must be determined on a case by case basis and where additional protection is considered necessary, the information must be encrypted or password protected

	<p>(*See below for specific guidance on transmitting personal data)</p> <p>Approval of senior manager must be obtained to email a significant volume of records (100s) /files (10s). Approval must be subject to an appropriate assessment of risk and appropriate controls applied</p>
<b>Removable Media (data bearing)</b>	<p>The use of removable media will be minimised, and other approved information exchange mechanisms should be used where available in preference</p> <p>Any information moved to or transferred by removable media must be minimised to the extent required to support the business requirement</p> <p>Consider appropriate encryption to protect the content, particularly where it is outside the Council's physical control</p>
<b>Telephony (mobile and landline), Video Conference and Fax</b>	<p>Can be discussed over the telephone with appropriate discretion</p> <p>Faxes must only be sent to named recipients at a known fax number</p>
<b>Disposal of paper documents</b>	<p>Must be disposed of with care making reconstitution unlikely</p> <p>Tear document into small pieces and place in recycling bin</p>
<b>Disposal of digital equipment and media</b>	<p>See Secure Disposal or Re-use of Equipment</p>

### Special Instructions when handling personal data

The General Data Protection Regulations requires the Council to implement appropriate technical and organisational measures to ensure a level of security appropriate to the risk of processing personal data.

Whilst personal data will generally fall in the OFFICIAL classification, additional controls must be observed to ensure that the Council complies with its obligations under the Data Protection Act.

- Original certificates (e.g. birth certificates, medical records, passports) should be transferred / returned by Tracked Courier;
- Multiple and restricted lists (e.g. names and addresses) should be sent by Tracked Courier and if held on electronic media, strong encryption should be used with a strong password (see Password Policy);
- Paper records containing personal data must be kept secure when off-site in a lockable case and totally separate from valuable items such as laptops, mobile phones and tablet/PDA's;

- ~~Access to Public Registers (e.g. Electoral Register) should be supervised for viewing only, copies must not be provided or downloaded unless under statutory authority;~~
- ~~3rd party suppliers (e.g. printing of Council Tax bills) where electronic files of data are transmitted should be sent by secure FTP on a link already set up;~~
- ~~Partnership arrangements where electronic files of personal data are transferred should be by secure electronic methods only and encrypted except for Public Services Network. (GCSx email is inherently secure and does not routinely need encryption);~~
- ~~An individual's personal data may be sent by unencrypted email where they have given the Council permission to send via unsecured email. The individual must also acknowledge that we cannot be held responsible if a 3rd party gains the information after the Council has sent it;~~
- ~~It is the user's responsibility to ensure that the recipient's email address is correct and the receiver is ready to handle the information being sent in the required format. Specific care must be taken to ensure that personal data is not sent to recipients on a contacts list;~~
- ~~Fax machines must only be used to transfer personal data where it is absolutely necessary to do so. The following rules must apply:~~
  - ~~The sender must confirm with the intended recipient that the fax machine is located in a secure location where only staff who have a legitimate right to view the information can access it or that the intended recipient is waiting by the fax machine to receive the transmission;~~
  - ~~The sender is certain that the correct person will receive it and that the fax number is correct;~~
  - ~~The sender notifies the recipient when sending the fax and asks them to acknowledge receipt;~~
  - ~~Care is taken to ensure the correct number is dialled. When a fax number is entered manually the sender must check the recipient's fax number against the fax cover sheet;~~
  - ~~The sender must ensure that the fax confirmation sheet is checked as soon as possible after transmission to confirm that the receiving fax number and number of sheets transmitted are correct;~~
  - ~~Confidential faxes must not be left lying around for unauthorised staff to see;~~
  - ~~Only the minimum amount of personal data should be sent, and where possible the data should be anonymised or a unique identifier used;~~
  - ~~Faxes sent should include a front sheet which contains a suitable confidentiality clause;~~
  - ~~Pre-programmed fax numbers must be checked regularly to ensure that they are still valid;~~
  - ~~If anything appears wrong when transmitting a fax, the call must be suspended immediately and the sender's Head of Service Service Manager notified of a possible data breach.~~



- ~~When printing personal data, staff must check that all print jobs that start are completed. Where jobs cannot complete (e.g. owing to a printer error) staff must ensure that they are deleted from the print queue. Failure to do this could result in the print job resuming in their absence, and result in personal data being left out on the printer;~~
- ~~When printing personal data, the document must be removed from the printer immediately. Personal data must never be printed to a printer accessible to the public unless the secure print facility is used;~~
- ~~All unwanted printed material containing personal data must be shredded using the cross-cut shredder facilities provided.~~

The following table sets out the minimum controls that should be applied:

	<b><u>OFFICIAL</u></b>
<b><u>Principles and clearance levels</u></b>	<u>Appropriate training delivered which reinforces personal responsibility and duty of care</u>
<b><u>Document handling</u></b>	<u>Clear desk / screen policy</u>
<b><u>Storage</u></b>	<u>Storage under single barrier and / or lock and key</u> <u>Laptops, mobile phones and tablets must be kept secure at all times and locked away overnight when left in the office</u>
<b><u>Remote Working</u></b>	<u>Permitted with line manager approval</u> <u>Ensure information cannot be inadvertently overlooked whilst being accessed remotely</u> <u>Papers/laptop/mobile phones/Tablets must be stored out of sight</u> <u>Papers/laptop/mobile phones/Tablets must not be left in a vehicle overnight</u>
<b><u>Moving assets by hand</u></b>	<u>Single cover</u> <u>Ensure information cannot be inadvertently overlooked when working in transit</u> <u>Approval of senior manager must be obtained to move a significant volume of records (100s) /files (10s) from the office</u> <u>Approval must be subject to an appropriate assessment of risk and appropriate controls applied</u>
<b><u>Moving assets by post / courier</u></b>	<u>Single cover</u>
<b><u>Electronic Information at rest</u></b>	<u>Electronic information should be stored on Council approved systems and devices where it can be properly protected. This includes the Council Servers, approved Cloud based systems, Council owned PCs, Laptops, Mobile devices and encrypted storage. It should not be stored on personal devices. It is important that any storage device or media has appropriate protections. In the Data Centre this may be physical. Portable devices should always be encrypted.</u>
<b><u>Electronic Information in Transit</u></b>	<u>Information in transit between Government or other trusted organisations will be via accredited shared infrastructure (such as PSN) or protected using Foundation Grade encryption</u> <u>May be emailed / shared unprotected to external partners / citizens, however consideration must be given as to whether that is an appropriate method of transmission. This must be determined on a case by case basis and where additional</u>

	<p><u>protection is considered necessary, the information must be encrypted or password protected</u>  <u>(*See below for specific guidance on transmitting personal data)</u>  <u>Approval of senior manager must be obtained to email a significant volume of records (100s) /files (10s). Approval must be subject to an appropriate assessment of risk and appropriate controls applied</u></p>
<b><u>Removable Media (data bearing)</u></b>	<p><u>The use of removable media will be minimised, and other approved information exchange mechanisms should be used where available in preference</u>  <u>Any information moved to or transferred by removable media must be minimised to the extent required to support the business requirement</u>  <u>Consider appropriate encryption to protect the content, particularly where it is outside the Council's physical control</u></p>
<b><u>Telephony (mobile and landline), Video Conference and Fax</u></b>	<p><u>Can be discussed over the telephone with appropriate discretion</u>  <u>Faxes must only be sent to named recipients at a known fax number</u></p>
<b><u>Disposal of paper documents</u></b>	<p><u>Must be disposed of with care making reconstitution unlikely</u>  <u>Tear document into small pieces and place in recycling bin</u></p>
<b><u>Disposal of digital equipment and media</u></b>	<p><u>See Secure Disposal or Re-use of Equipment</u></p>

## Council Devices and Systems Only

As shown in the table above under Electronic Information at rest, we have not adopted a Bring Your Own Device (BYOD) policy. You should therefore process and store data on Council systems and devices only.

### Do Use

- Council network based servers, group drives, corporate and departmental systems.
- Approved Cloud systems that the Council has adopted.
- Council PC, laptop and mobile devices controlled by IT.
- Encrypted storage devices such as USB keys
- Unencrypted Council devices such as USB sticks and cameras where the category of data does not require full protection, for example photos of the public domain, but not photos of residents prime documents.

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### Avoid

- Internet based services for simple tasks, for example sites that edit photos, join PDFs, process data, etc.
- Personal cloud storage or other free online services
- Storing data on other organisations systems unless there is a data sharing agreement. This can include collaboration platforms such as Teams.

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### Exceptions

It may be acceptable to use a personal device in the following circumstances. Check with your Manager if you are unsure.

- Where the data is already in the public domain, including photos.
- Testing public facing systems where only fake test data, or no data, is involved.
- Use of personal mobile devices for phone calls and texts to colleagues.
- Situations where the Council adopts messaging systems such as WhatsApp to allow staff communication, including emergency situations. Limit the information shared as personal devices can be backed up.
- Storing emergency contact details of colleagues for Business Continuity purposes.
- Use of personal mobile devices for multi-factor authentication (MFA) to secure systems.

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## Special Instructions when handling personal data

The General Data Protection Regulations requires the Council to implement appropriate technical and organisational measures to ensure a level of security appropriate to the risk of processing personal data.

Whilst personal data will generally fall in the OFFICIAL classification, additional controls must be observed to ensure that the Council complies with its obligations under the Data Protection Act.

- Original certificates (e.g. birth certificates, medical records, passports) should be transferred / returned by Tracked Courier;
- Multiple and restricted lists (e.g. names and addresses) should be sent by Tracked Courier and if held on electronic media, strong encryption should be used with a strong password (see Password Policy);
- Paper records containing personal data must be kept secure when off-site in a lockable case and totally separate from valuable items such as laptops, mobile phones and tablets;
- Access to Public Registers (e.g. Electoral Register) should be supervised for viewing only, copies must not be provided or downloaded unless under statutory authority;
- 3rd party suppliers (e.g. printing of Council Tax bills) where electronic files of data are transmitted should be sent by secure FTP on a link already set up;
- Partnership arrangements where electronic files of personal data are transferred should be by secure electronic methods only and encrypted;
- An individual's personal data may be sent by unencrypted email where they have given the Council permission to send via unsecured email. The individual must also acknowledge that we cannot be held responsible if a 3rd party gains the information after the Council has sent it;
- It is the user's responsibility to ensure that the recipient's email address is correct and the receiver is ready to handle the information being sent in the required format. Specific care must be taken to ensure that personal data is not sent to recipients on a contacts list;
- Fax machines must only be used to transfer personal data where it is absolutely necessary to do so. The following rules must apply:
  - The sender must confirm with the intended recipient that the fax machine is located in a secure location where only staff who have a legitimate right to view the information can access it or that the intended recipient is waiting by the fax machine to receive the transmission;
  - The sender is certain that the correct person will receive it and that the fax number is correct;
  - The sender notifies the recipient when sending the fax and asks them to acknowledge receipt;

- Care is taken to ensure the correct number is dialled. When a fax number is entered manually the sender must check the recipient's fax number against the fax cover sheet;
- The sender must ensure that the fax confirmation sheet is checked as soon as possible after transmission to confirm that the receiving fax number and number of sheets transmitted are correct;
- Confidential faxes must not be left lying around for unauthorised staff to see;
- Only the minimum amount of personal data should be sent, and where possible the data should be anonymised or a unique identifier used;
- Faxes sent should include a front sheet which contains a suitable confidentiality clause;
- Pre-programmed fax numbers must be checked regularly to ensure that they are still valid;
- If anything appears wrong when transmitting a fax, the call must be suspended immediately and the sender's Head of Service notified of a possible data breach.
- When printing personal data, staff must check that all print jobs that start are completed. Where jobs cannot complete (e.g. owing to a printer error) staff must ensure that they are deleted from the print queue. Failure to do this could result in the print job resuming in their absence, and result in personal data being left out on the printer;
- When printing personal data, the document must be removed from the printer immediately. Personal data must never be printed to a printer accessible to the public unless the secure print facility is used;
- All unwanted printed material containing personal data must be shredded using the cross cut shredder facilities provided.

## OFFICIAL-SENSITIVE information

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OFFICIAL-SENSITIVE is not a separate classification; it is simply a tool to identify OFFICIAL information that is particularly sensitive and needs additional controls.

OFFICIAL-SENSITIVE should be used by exception and in limited circumstances where there is a clear and justifiable reason to reinforce the “need to know.” This would be when compromise or loss of the information could have particularly damaging consequences for an individual (or group of individuals), a partner, or the Council.

Some examples of OFFICIAL-SENSITIVE information are as follows:

- the most sensitive corporate or operational information, e.g. relating to organisational change planning, contentious negotiations, or major security or business continuity issues;
- policy development and advice to members on contentious and very sensitive issues;
- commercial information e.g. contract negotiations that may be damaged/undermine the Council or commercial partner’s negotiating position if improperly accessed;
- information about investigations and civil or criminal proceedings that could compromise public protection or enforcement activities, or prejudice court cases;
- sensitive personal data;
- legal advice and information created in connection with legal proceedings.

### Determining whether information is OFFICIAL-SENSITIVE

The originator of the information is responsible for determining the appropriate classification for any assets they create, with reference to this Policy, and marking the asset where OFFICIAL-SENSITIVE.

The originator must understand the business value and sensitivity of the information they create. Information should not be regarded as OFFICIAL-SENSITIVE as a matter of routine as applying too high a marking can inhibit sharing and lead to unnecessary and expensive protective controls. However, not applying the OFFICIAL-SENSITIVE marking to sensitive assets may result in inappropriate controls and potentially put them at greater risk of compromise.

Responsibility for any change in the classification lies with the originator. Recipients must not re-classify a document without the agreement of the originator. Where that agreement cannot be obtained, for example because the originator no longer works for the Council, agreement must be obtained from the originator’s manager.

## Marking OFFICIAL-SENSITIVE information

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OFFICIAL-SENSITIVE information must be clearly marked to indicate the need for further controls. Failure to apply the appropriate protective marking could result in the compromise of sensitive information handled and created by the Council.

All electronically produced documents that require protective marking shall be page numbered and have the protective marking in capitals on each page to ensure the protection of the information within the document as follows:

Page # of #  
Protective Marking: OFFICIAL-SENSITIVE

Emails which carry a protective marking of OFFICIAL-SENSITIVE must be clearly marked in capitals as such in the subject line of the email.

All other documents that require protective marking shall be marked by handwriting with permanent ink in capitals on each page of the document OFFICIAL-SENSITIVE.

The originator of the document should exercise good judgement and provide meaningful guidance on how to handle any sensitive information that they originate. For example, by writing conspicuously within the email or on the front of the document:

- "This information has been produced by GBC. Please do not distribute this document further without the approval of the sender".
- "contains legal advice and should not be copied or shared outside the Council".
- "contains sensitive personal information. This is for your eyes only – it remains highly contentious and should not be copied any further."

## Handling OFFICIAL-SENSITIVE information

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The handling requirements for OFFICIAL information set out above must be adhered to, but the following table sets out additional controls should be applied:

	<b>OFFICIAL-SENSITIVE</b>
<b>Principles and clearance levels</b>	Access limited to those with a "need to know"
<b>Document handling</b>	Not to be left unattended and must be locked away when not in use
<b>Storage</b>	Storage in a locked cabinet or controlled storage area
<b>Remote Working</b>	Stored under lock and key in briefcase or cabinet



	<p>Limit the amount of information taken out of the office to what is strictly necessary</p> <p>Information must not be emailed to personal/home email accounts in order to work remotely</p> <p>Papers/laptop must not be left unattended</p>
<b>Moving assets by hand</b>	<p>Must be accompanied at all times</p> <p>Envelope/package is closed and the word OFFICIAL-SENSITIVE is not visible</p>
<b>Moving assets by post / courier</b>	<p>Outer envelope must be addressed to a named individual</p> <p>Outer envelope must include return address in case delivery is unsuccessful</p> <p>Outer envelope must not include or show the marking OFFICIAL-SENSITIVE</p> <p>Double envelope and mark the internal envelope OFFICIAL-SENSITIVE</p> <p>Consider using registered Royal Mail service or reputable commercial couriers “track and trace” service</p>
<b>Electronic Information at rest</b>	<p>Must only be saved on the network or approved encrypted council device</p> <p>Must be saved with OFFICIAL SENSITIVE in the title</p> <p>Password protection must be applied to individual document</p> <p>Password must only be shared with those with a “need to know”</p>
<b>Electronic Information in Transit</b>	<p>Must only be sent to known contacts with a “need to know”</p> <p>Must be encrypted <del>or sent via secure email such as Public Services Network (GCSx) email</del></p> <p>Must not be transmitted to private email accounts (including employee/member personal email accounts) or generally across the internet</p>
<b>Removable Media (data bearing)</b>	<p>Must only be saved on an approved council device</p> <p>Must be strongly encrypted. The password must be sent separately</p>
<b>Telephony (mobile and landline), Video Conference and Fax</b>	<p>Details of sensitive material should be kept to a minimum</p> <p>Can be spoken about over the telephone after validating the identity of the recipient of the information</p> <p>Faxes must only be sent to named recipients at a known fax number. Fax number must be confirmed and the</p>

	recipient waiting to receive the fax. Fax cover sheet must be clearly marked OFFICIAL-SENSITIVE.
<b>Disposal of paper documents</b>	Shred document using a cross cut shredder
<b>Disposal of digital equipment and media</b>	See Secure Disposal or Re-use of Equipment

### Personal responsibility

Staff, members and contractors are personally responsible for securely handling any information that is entrusted to them in accordance with this Policy.

### Responsibilities

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All staff shall ensure that:

- They recognise that all the information the Council owns is OFFICIAL;
- They recognise their personal responsibility in handling this data;
- They mark all OFFICIAL-SENSITIVE information they create;
- They handle OFFICIAL and OFFICIAL-SENSITIVE information in accordance with this Policy;
- They dispose of all printed material of a personal, confidential or sensitive nature, properly via the shredding and confidential waste bins provided by the Council. Where a contractor is requested to dispose of printed matter on the Council's behalf, they ensure that that contract with the Contractor contains appropriate conditions requiring the Contractor to dispose of the printed matter securely;
- They safeguard all personal and sensitive data by removing it from fax machines, printers, photocopiers and unattended areas, and data should be shredded where it cannot be attributed to a fellow member of staff;
- They do not open any correspondence clearly marked 'Restricted – Addressee Only' or 'Private & Confidential' and addressed by name, however they should take responsibility for ensuring it is forwarded direct to the named individual;
- Any information they handle is not saved to any PC or media outside of the Council;
- They inform the Data Security Group of the implementation of any new systems used to store information and data assets;
- They comply with the Data Protection Policy and if in doubt, do not store details of identifiable individuals on any computer;
- They report any instances where the Council's Data Management Policy has been or is being violated to the Data Security Group;

- They refer to the Data Security Group and/or Head of Service Service Manager for guidance and authorisation if in doubt on any aspects of this policy.

## **System Procurement and Management**

All new computer systems and hardware must be approved by ICT before they are purchased. This includes all software, hardware, online systems or hybrids of any kind. ICT will ensure that the system meets the Council's requirements; these include compatibility, Operating system and Database Support, system requirements and security. These requirements are maintained in a separate document entitled "Systems Procurement – Infrastructure Requirements". This document changes over time due to shifting supplier support and the constant change in the Information Technology landscape, however the following principles should always apply:

- Systems must run in a limited number of supported environments that can be supported properly;
- Any system must allow all security patches its environment requires to be loaded in a timely fashion;
- Systems with Web Components should support separation into a DMZ network to protect the core network. Web applications should be tested against all common attacks;
- Suppliers must urgently address security weaknesses found in their products;
- Products with known security weaknesses will not be deployed, and existing systems will be withdrawn from service until the flaw is fixed;
- The system shall support the Council's password policy;
- The system should provide auditing facilities relevant to the data and function of the system;
- No system shall be used which weakens existing security controls or allows them to be bypassed;
- Systems shall use strong encryption for the transfer of data;
- Vendors shall have strong security awareness and have written security policies. This is particularly important in remotely hosted solutions.

## **Vulnerability Management**

ICT shall ensure it is aware of new vulnerabilities in its systems through vulnerability scanning, email subscriptions, websites and EMWARP membership. Where vulnerabilities can be addressed through patches these should be loaded as soon as appropriate testing can be completed. Where no patch exists ICT shall analyse the risk and take steps to mitigate the risk, this might be a workaround, blocking the threat in some other way, or in extreme cases disabling the system or software in question.

## **Security Testing**

ICT shall annually commission a 3<sup>rd</sup> party specialist organisation to conduct security testing for internal and external vulnerability assessments. Automated vulnerability scanning software will also be used quarterly to provide additional information. Other

vendor supplied tools will also be used to check the security of systems as required. These tools and their reports shall be protected so they may only be used by ICT staff.

The results of all these tests shall be used to continually improve the security of the network and individual systems.

## Business Continuity Management & Risk

The Council has developed an IT Business Continuity Plan (BCP) which aims to counteract interruptions to normal Council activity and to protect critical processes from the effects of failures or damage to vital services or facilities.

Overall maintenance of the Corporate BCP is the responsibility of the ~~Service Manager of Audit and Risk Management~~~~Deputy Chief Executive and Director of Finance~~~~Senior Leadership Team~~. Each ~~Service Manager~~~~Head of Service~~ should develop their own departmental BCP and work round manual procedures in the event of the loss of ICT systems/services.

This plan will be regularly tested and maintained.

Copies of the BCP have been circulated to key personnel and evacuation procedures are located on walls throughout Council Buildings. In the case of an emergency staff should contact their Line Manager or the ~~Health, Safety and Emergency Planning Officer~~~~Service Manager Audit and Risk Management – ext 3850~~.

## Risk Management

Information risks are managed as part of the corporate risk register by the ~~Audit and Risk Management~~~~Financial Services~~ team.

High level information risks are managed as part of the corporate risk register by the ~~Audit and Risk Management~~~~Financial Services~~ team.

Detailed Risk Analysis including asset, threat, impact, likelihood and mitigation -shall be carried out and documented by ICT Support. All new systems and any significant configuration change shall be assessed. Systems or changes which pose a significant risk, which cannot be mitigated or controlled, shall not be implemented.

The ~~Head of Service~~ ~~Service Manager (Customer Services & Communications)~~~~Finance and ICT~~ shall take the final decision.

## Compliance

The Council will abide by all UK legislation and relevant legislation of the European Community relating to the holding and processing of information. This includes the

following Acts and the guidance contained in the Information Commissioner's Codes of Practice:

- Computer Misuse Act 1990;
- Copyright Designs and Patents Act 1988;
- Data Protection Act 2018;
- The General Data Protection Regulations
- Freedom of Information Act 2000;
- Environmental Information Regulations 2005;
- Human Rights Act 1998; and
- Regulation of Investigatory Powers Act 2000.

More guidance on this legislation can be found on the Council's Intranet or by contacting the Legal Section.

The Council will also comply with all contractual requirements related to the holding and processing of information, including:

- The terms and conditions of licences and contracts; and
- The terms and conditions of authentication systems.

### **Public Services Network (PSN)**

Public Services Network is a secure network interconnecting most Councils and many Government agencies. It is essential that the Council maintains this connection, particularly to support the Housing Benefit function. This connection will be replaced in time with the new Public Services Network connection (PSN) which serves a similar function.

Reference is made to Public Services Network throughout this document. Additionally, due to the special nature of this connect, the following rules apply:

- No Public Services Network services, such as email, file transfer and applications shall be used via any remote or mobile access system;
- Access will only be granted to those with a business need; and
- Users must sign a special form agreeing to the security rules for Public Services Network before they will be given access.

ICT will work to ensure compliance with the Public Services Network Code of Connection (CoCo), by showing a high standard of security compliance and continuous improvement.

## PCI DSS

As the Council takes payment by card it must comply with relevant sections of the Payment Card Industry Data Security Standard.

Sensitive card data includes the full 16 digit Primary Account Number (PAN), the PIN and the verification code (from the back of the card). It is allowable to use the last 4 digits of PAN as long as the rest is not accessible by any means.

Due to the technical nature of the compliance process ICT oversees the process of becoming and retaining PCI DSS compliance. However all staff have a role in ensuring the Council is compliant.

### Card Handling

**All staff** shall ensure that:

- They do not take any card payment details unless they are explicitly authorised to do so;
- They do not record or store any sensitive card holder data in any form, including, but not limited to:
  - Written on paper;
  - In an email, chat or text messaging systems;
  - In an electronic document such as Word, Excel, text file, Outlook note, sticky note, CSV file, image or screen dump, scan etc;
  - Database notes or other field entry;
  - As a filename;
  - In telephone calls (due to voice recording)
- Report any suspected payment card abuse to their Manager.

**Staff authorised to take Card Payments** shall ensure that:

- Card details are not stored by themselves or the Council as per the guidance above;
- Card details are only entered into approved systems which do not retain any sensitive data after authorisation;
- Card payment devices are only used in authorised locations and not moved without permission;
- Ensure only properly authorised service or repair personnel are allowed access to the device;
- Do not allow unauthorised changes or swaps of devices;
- Payment devices are only used for legitimate business use;
- Report suspicious activity to their Manager.

**Managers involved in Card Payments** shall ensure that:

- All staff are aware of their responsibilities with respect to card holder data and payment equipment and services;
- All systems and services involved in card payments are PCI DSS compliant and this is checked each year;
- Systems and Services are configured securely, see below;
- Terminals are inspected regularly, see below;
- Records are maintained of third party providers and what data is shared with them;
- Any incident involving card holder data is reported and handled using the normal Incident Responses Procedure.

### **POS Terminal Configuration**

**Any member of staff configuring Terminals**, Chip and PIN devices or other Point of Sale devices which take payment cards shall ensure that:

- The device is in a secure physical location which prevents tampering;
- All vendor supplied default passwords, or SNMP strings are changed;
- Unnecessary accounts or services are removed;
- Where applicable encryption keys are changed;
- Only secure technologies are used, e.g. not SSL or early TLS or insecure remote access implementations;
- As far as is practical the system is locked down to prevent abuse;
- Wireless payment devices shall not be used without consulting ICT.

### **POS Terminal Inspection**

In order to ensure that card payment devices are not tampered with.

**Managers responsible for card payment devices** must regularly check each device for:

- Additional devices plugged between the device and the network/phone line which may intercept card data;
- Tampering as indicated by damage to the case or additional attachments which it didn't have before;
- Changes in serial number, security labels, external marking or change of the colour of the case, all of which might suggest the unit has been substituted;



## **External Audit**

Security testing is also provided by a 3<sup>rd</sup> party specialist, see Vulnerability Management.

## **Mapping Data**

Mapping systems used by the Borough Council utilise data which is protected under copyright.

The Ordnance Survey data is strictly controlled by licence agreement, whether it is hard copy or electronic based. It is © Crown copyright and is only for internal business use. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. All other mapping and address data, including the Local Land and Property Gazetteer (LLPG) is controlled under licence agreement and is for internal business use only.

No data, whether it is hard copy or digital, is to be passed to persons or bodies outside the Council without the express written permission of the Council's Authority Liaison Officer and LLPG Custodian.

## **Privacy, Confidentiality and Monitoring**

### **Privacy & Confidentiality**

Users should note that no absolute guarantee of privacy can be given to the use of the Council's computer systems, including email, web, landline and mobile telephony, files or records of any kind. Operational requirements, such as actions to resolve system faults, data corruption, perform backups, remove spam or investigate complaints, may lead to systems administrators or managers being exposed to the content of systems, logs, emails, files, phone bills, SIM cards, phones etc. Where relevant, users affected by such events will be notified.

Content of logs may be examined during the course of properly authorised investigations into breaches of the Council's policies and procedures or the law, systems administration, fault finding or incident management.

Any information obtained by members of staff working in ICT during the course of systems administration (including monitoring) will be treated as confidential. However, users should note that where routine systems monitoring or administration indicates a breach of the Council's policies and procedures or the law, ICT will bring this information to the attention of the Council's relevant Director and/or the Council's Monitoring Officer and Chief Financial Officer.

Users should be aware that emails or other data may be accessed, on the authority of the user's manager or other authorised individuals, for the purposes of business

continuity, or investigations into breaches of the Council's policies and procedures or the law.

### **Monitoring of Use**

The Computer Systems are installed expressly for the purpose of supporting the Council's business. Users must have no expectation of privacy in anything they create, store, send or receive on the Council's systems. Users' access can be monitored without prior notification if the Council deems this necessary. If there is evidence that users are not adhering to the guidelines set out in this policy, the Council reserves the right to take disciplinary action, including termination of employment and/or legal action where appropriate.

ICT keeps records in order to monitor traffic, system usage, calls, texts, web use, file transfer, removable media use, and emails. These include the usernames, dates, times, and details of all access. These logs are kept for at least 6 months and secured against unauthorised access. ICT shall ensure device clocks are synchronised with a trusted time source.

To maintain security and integrity, the Council reserves the right to investigate, review data and monitor logs in a number of circumstances, including but not limited to, where:

- A virus is threatening the functioning of the Council's ICT assets or is likely to delete or corrupt user data. Logs may be examined in order to identify and delete the offending material;
- There is a suspicion that the Council's ICT assets have been misused or that this policy which governs the use of the computer systems has been contravened;
- The police request this, and where it has been established that such cooperation with the police is in direct furtherance of a criminal investigation;
- It is to prevent unauthorised access to Council systems;
- It is to detect unusual trends in use of services;
- It is to ascertain or demonstrate standards which ought to be achieved by those using the facilities;
- It is to prevent or detect crime;
- It is to ensure effective operation of the facilities;
- It is to establish the existence of facts relevant to the business;
- It is to determine if communications are relevant to the business - for example where an employee is on sick leave or on holiday.

Users should be aware that it is not possible to differentiate between business and personal use. All usage may be subject to monitoring.

Information obtained through any monitoring will not be used for any purpose other than that for which it was collected unless such monitoring reveals activity of a nature that no responsible employer could reasonably ignore.

In using the Council's computer facilities users accept all the relevant policies, protocols and procedures relating to their usage. Consequently, users agree to a right to inspection of users' usage of the Council's ICT assets by ICT and Internal Audit staff under the circumstances explained above.

The rights of employees under the Data Protection Act 2018 and the Human Rights Act 1998 are not affected.

## Document Attributes

### Document Information

Title	Information Security Policy
Description	<p>The objectives of this Policy are as follows: -</p> <ul style="list-style-type: none"> <li>• To ensure that the Council's ICT assets are protected against theft, loss, damage, corruption and any unauthorised actions;</li> <li>• To ensure that employees and members are aware of the risks to which ICT systems may be subjected and of their responsibilities to minimise those risks; and</li> <li>• To ensure that the Council complies with the many and varied laws surrounding Information and communications.</li> </ul>
Author	IT Research & Development Manager (collating existing documents)
Date Created	August 2012
Last Review Date	May 2016
Next Review Date	May 2017

### Document History

Date	Summary of Changes	Version
August 2012	1 <sup>st</sup> Draft, Prepared by Gary Bennett	1.0
Sept 2012	2 <sup>nd</sup> Draft, proof read and edited by Helen Barrington, Vince Rimmington and John Staniland	1.1
October 2012	3 <sup>rd</sup> Draft, final amendments by DSG prior to SLT	1.2
November 2012	4 <sup>th</sup> draft incorporating amendments by SLT	1.3
February 2013	Amendments following Service Manager Consultation, initial published policy. Classification changed to UNCLASSIFIED	1.4
August 2015	<p>Removed UNCLASSIFIED classification</p> <p>Large update to PCI DSS section regarding Payment Card handling</p> <p>Added wireless networking section</p> <p>Changed references to Government Connect to Public Services Network</p> <p>Small updating changes, job titles, removing unneeded lines.</p> <p>Added two factor requirement to OWA</p>	1.5
May 2016	<p>Various Role changes</p> <p>Blocking risky sites, including personal webmail and storage</p> <p>Change in password requirements and automatic changes</p> <p>Added IT Service Delivery Manager to emergency response</p>	1.6
May 2018	<p>Updates to Incident Management section for <del>GDPRUK</del> <del>GDPR</del>.</p>	1.7

	Updated Incident management for change from GovCertUK/CESG to National Cyber Security Centre. Updated some job titles in Emergency Situations section Removed “3 out of 4 character sets” from network password requirements, left in accidentally on previous change.	
August 2018	Updated to reflect changes in data protection legislation	1.8
August 2019	Removed references to GCSX email and OWA provision and forwarding email to Councillors Removed reference to connecting laptops to wired network for patching Added section on Gold Command, Emergency Planning, LRF and declaring a Major Incident Added section regarding personal use of Council email system no longer being allowed. Clarified web browsing still allowed.	1.9
September 2019	Minor amendment to reflect change in reporting lines and responsibilities for Internal Audit, Business Continuity and Risk Management	1.9
<u>December 2019</u>	<u>Minor amendment to phraseology of devices; inclusion of a data breach reporting at under Policy Statement section</u> <u>Added section on use of generic 'student' accounts</u>  <u>April 2021, changing some names due to recent restructure. Added reference to SSDs in disposal procedure. Removed references to Microsoft password checker which no longer exists. Removed reference to old Citrix remote access method with tokens due to Windows 10 VPN. Removed references to web mail access from personal computers. Changed references to PDA to tablet.</u>	<u>1.9</u>
<u>March 2022</u>	<u>Updated Email / Internet section to clarify that while personal OneDrive may be blocked this doesn't apply to corporate OneDrive provision.</u> <u>Made clarifications around use of WIFI networks. Change tethering from do not, to allowed with other Council equipment.</u> <u>Changes related to laptops based on new Agile policy</u> <u>Change regarding agreeing to the Personal Data Security Commitment and training process to reflect electronic sign off</u>	<u>1.9</u>
<u>February 2023</u>	<u>Minor improvements to readability and correcting word choices.</u>	<u>1.9</u>

	<p><u>Under Policy Statement changed reporting of issues from Research and Development Manager to just IT. This is for cover purposes.</u></p> <p><u>Changed heading, “Computer and Networking Equipment”, to “Server and Networking Equipment”.</u></p> <p><u>Data Management section was not appearing in table of contents due to text not being headings, this was corrected.</u></p> <p><u>Rewrote in Password Requirements paragraph that implied you couldn’t save password in browser as this is now recommended.</u></p> <p><u>Amendments below based on DSG Meeting 20/2/2023.</u></p> <p><u>Removed references and procedure related to Generic Student Accounts.</u></p> <p><u>Updated Data at Rest under Handling OFFICIAL information and added section Council Devices and Systems Only, re BYOD.</u></p> <p><u>Added Leader and Deputy Leader to Mobile Device section on use outside of UK.</u></p> <p><u>Added policy of not paying ransomware demands under Gold Command section.</u></p> <p><u>Added “Do not set up shared accounts;”, bullet point to the IT responsibilities under Access Control.</u></p> <p><u>Added paragraph under Remote and Mobile Access about screen sharing and control of PCs using an account you are responsible for.</u></p>	
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**Document Approval**

Date	Job Title of Approver(s)	Version
6/1/2013	Data Security Group	1.4
12/3/2013	Senior Leadership Team	1.4
4/4/2013	Cabinet	1.4
1/12/2015	Senior Leadership Team	1.5
17/12/2015	Cabinet	1.5

16/05/2016	Director of Organisational Development & Democratic Services	1.6
3/5/2018	Cabinet approved incident management changes	1.7
25/5/2018	Director of Organisational Development and Democratic Services	1.7
23/8/2018	Director of Organisational Development and Democratic Services	1.8
		<u>1.9</u>

**Distribution**

<b>Name / Group</b>
ICT Section
All Employees via email
All Members via email

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