



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

Agenda

Council

Date: **Thursday 17 October 2024**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Council

Membership

Mayor Councillor Ron McCrossen

Deputy Mayor Councillor Kyle Robinson-Payne

Councillor Michael Adams	Councillor Darren Maltby
Councillor Roy Allan	Councillor Viv McCrossen
Councillor Sandra Barnes	Councillor Julie Najuk
Councillor Stuart Bestwick	Councillor Marje Paling
Councillor David Brocklebank	Councillor Michael Payne
Councillor Lorraine Brown	Councillor Lynda Pearson
Councillor John Clarke	Councillor Sue Pickering
Councillor Jim Creamer	Councillor Catherine Pope
Councillor Andrew Dunkin	Councillor Grahame Pope
Councillor Boyd Elliott	Councillor Alex Scroggie
Councillor David Ellis	Councillor Martin Smith
Councillor Rachael Ellis	Councillor Sam Smith
Councillor Roxanne Ellis	Councillor Ruth Strong
Councillor Andrew Ellwood	Councillor Clive Towsey-Hinton
Councillor Paul Feeney	Councillor Jane Walker
Councillor Kathryn Fox	Councillor Michelle Welsh
Councillor Helen Greensmith	Councillor Henry Wheeler
Councillor Jenny Hollingsworth	Councillor Russell Whiting
Councillor Paul Hughes	Councillor Paul Wilkinson
Councillor Alison Hunt	

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SUMMONS

A special meeting of the Borough Council will be held on Thursday 17 October 2024 at 6.00 pm to transact the business as set out below.



Mike Hill
Chief Executive

AGENDA

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Report to Council

Subject: Consultation on the Publication Draft Greater Nottingham Strategic Plan

Date: 17 October 2024

Author: Planning Policy Manager – Planning Policy

Wards Affected

All

Purpose

For Council to approve the Publication Draft Greater Nottingham Strategic Plan for a six-week period of consultation. Subject to no substantial issues arising from this consultation, for Council to approve the Publication Draft and Sustainability Appraisal to be submitted to the Secretary of State with associated evidence documents for independent examination.

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.

Recommendations

THAT:

- 1) **The Publication Draft Greater Nottingham Strategic Plan and Sustainability Appraisal be approved in so far as it relates to Gedling Borough, to allow a period of public representations.**
- 2) **Council approves the submission of the Publication Draft Greater Nottingham Strategic Plan and Sustainability Appraisal to the Secretary of State with associated evidence documents for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 subject to there not being the need for any substantial changes following consultation on the Publication Draft. Should the consultation confirm the need for substantial changes then this would require referral back to Council for approval at a later date.**
- 3) **Council delegates authority to the Director of Place in consultation with the Chairman of Planning Committee to make any minor editing changes such as typographical, formatting or changes to imagery necessary to the Publication Draft Greater Nottingham Strategic Plan and any supporting evidence documents prior to consultation and/or submission.**

1 Background

- 1.1 This report follows on from the Cabinet Report dated 10th January 2019 at which members were asked to note the intention to commence a review of the Local Plan, commencing with the review of the Core Strategy. Subsequent reports have sought approval to consult on the Growth Options and Preferred Approach documents.
- 1.2 Strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies for the Greater Nottingham authorities (Broxtowe Borough, Gedling Borough and Nottingham City Councils, adopted in September 2014; the adopted Core Strategy for Erewash Borough Council, adopted in March 2014; and the adopted Core Strategy for Rushcliffe Borough Council, adopted in December 2014). Collectively these are referred to as the Aligned Core Strategies, as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively assessed need for housing and other development, and they cover the same plan period. Together they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core (Greater Nottingham) Housing Market Area.
- 1.3 The Aligned Core Strategy was adopted in September 2014 and forms Part 1 of the Gedling Local Plan, providing the strategic context for the Part 2 Local Planning Document (adopted in 2018). It sets out the strategic policy direction for future development in the Borough up to 2028. There is, however, a legal requirement to review local plans every five years. Once adopted, the Greater Nottingham Strategic Plan will replace the Aligned Core Strategy.
- 1.5 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. This was a Regulation 18 consultation which requires that various bodies and stakeholders be notified that the Councils are preparing a plan and invites them to comment about what that plan ought to contain.
- 1.6 In January/February 2023, the Councils consulted on the Greater Nottingham Strategic Plan Preferred Approach. This document did not include the full range of topics that form the Strategic Plan but focussed on the proposed vision and strategy alongside the housing and employment provision. A further Preferred Approach consultation on Strategic Distribution and Logistics took place in Autumn 2023.
- 1.7 The Councils have been updating the evidence to support the preparation of the full Strategic Plan and the consultation on the Publication Draft Greater Nottingham Strategic Plan (**Appendix 1**) comprises the first formal consultation stage. All documentation associated with the consultation will be available at <https://www.gnplan.org.uk/>, and include the Statement of Consultations (September 2024) which provides a comprehensive summary of consultation undertaken during the preparation of the strategic plan including summaries of comments made by consultees at the two Preferred Approach consultations together with a response by the Councils.

2 Proposal

2.1 Prior to its adoption, the Greater Nottingham Strategic Plan is required to go through a number of formal and informal consultation stages. The Publication Draft Greater Nottingham Strategic Plan represents the first formal stage of preparation. All of the consultation responses received as a result of the earlier consultations have been used to inform and shape the Greater Nottingham Strategic Plan as it has evolved. The Publication Draft Greater Nottingham Strategic Plan contains a **Vision** setting out the intended character of the plan area, describing what the plan area will look like in 2041. This Vision includes key strategic issues such as climate change, enhancing Blue and Green Infrastructure, improving access to homes and jobs and the distribution of development. It is based on current and future trends of key aspects such as population and economy. **Objectives** flow from the vision, establishing the way in which the plan area will deal with the identified key issues.

2.2 The proposed **Planning Strategy** follows on from the Vision and Objectives and confirms the focus on urban living through prioritising sites within the main built-up area, and to a lesser extent adjoining it, seeking to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. This approach utilises the range of facilities and services which are provided within the City and town centres and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area.

2.3 The settlement hierarchy set out in the proposed Planning Strategy consists of:-

- the main built up area of Nottingham;
- adjacent to the Sub Regional Centre of Hucknall; and
- the Key Settlements.

The settlement hierarchy reflects the role and size of urban areas and sets the preferred sequence for site development. Nottingham and its built-up area is of national and regional importance in terms of its size and economy. The Sub Regional centre of Hucknall (in Ashfield District) is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations. Outside of the Key Settlements, development at other settlements will be of a smaller scale, which will be defined in the review of the Part 2 Local Plan.

2.4 In terms of the approach to **housing** need, the 2023 National Planning Policy Framework (NPPF) confirms that the standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach. Nottingham City is one of the 20 largest urban local authorities in the country, accordingly the standard method applies a 35% uplift to its housing need.

2.5 The Government has recently (July 2024) published draft revisions to the NPPF and to the standard method for assessing local housing need. The draft standard method uses an area **Page 7** housing stock rather than the 2014 household projections as its base, and does not include a 35% uplift for large

urban areas. The changes to the NPPF, amongst other things, reverse the changes made by the previous Government in 2023. The draft NPPF also contains transitional arrangement, whereby Local Plans at advanced stage of preparation can proceed to examination. Paragraph 226 of the draft NPPF states that: 'The policies in this Framework (published on [publication date]) will apply for the purpose of preparing local plans from [publication date + one month] unless one or more of the following apply:

- a) the emerging annual housing requirement in a local plan that reaches or has reached Regulation 19 (pre submission stage) on or before [publication date + one month] is no more than 200 dwellings below the published relevant Local Housing Need figure.'

- 2.6 For Gedling Borough Council, the draft standard method housing need would be 11,970 new homes over the Strategic Plan period (2023 – 2041). In order to comply with the NPPF transitional arrangements, the Borough Councils are increasing their housing targets over the level set by the current 2023 standard method (8,280 for Gedling Borough Council) to fall within the 200 dwelling threshold of the transitional arrangements. This results in a housing target for Gedling of 8,370.
- 2.7 In line with sustainability principles and the settlement hierarchy, as much housing as is feasible will be located within and adjoining the main built up area of Nottingham. For Gedling Borough, the Publication Draft Strategic Plan promotes development on the edge of the Sub Regional Centre of Hucknall at the Top Wighay Farm site. This comprises the existing allocation (in the Aligned Core Strategy) for 805 dwellings and an extension to the north for a further 710 homes. This extension is slightly larger than that proposed through the previous Preferred Approach consultation (for 640 homes) and includes the entirety of the safeguarded land. However, the site specific policy (Policy 23) clarifies that the developable area will need to respond to constraints affecting the east and west of the site, including the setting of heritage assets (including Annesley Hall Registered Park and Garden and Linby Conservation Area, in particular St Michael's Church, Linby). Furthermore, mitigation in the form of significant green infrastructure areas should also ideally be sited on land in between new development at this allocation and the possible potential Special Protection Area for Sherwood Forest for Birds (nightjar and woodlark).
- 2.8 The Publication Draft Strategic Plan does not propose any amendment to the boundary of the Green Belt. The remainder of Gedling's housing provision (currently around 1,050 homes identified through the transitional arrangements but may increase further dependent on the Standard Method that is in force at the time) will be met through non-strategic allocations in future plan preparation, which may include in or adjoining the Key Settlements for growth of Bestwood Village, Calverton and Ravenshead.
- 2.9 In terms of **employment** requirements and to fulfil the requirements of the NPPF and the Planning Practice Guidance, an Employment Land Needs Study was undertaken (Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021). It used a variety of scenarios to assess a range of employment space needs for both industrial/warehousing space and office floorspace.

- 2.10 Based on this analysis, it was concluded that the regeneration scenario is the most appropriate level of growth to plan future requirements. It matches the aspirations of the D2N2 Local Economic Partnership's Strategic Economic Plan, will assist in recovery from Covid and help counter the likely impacts on the economy predicted for the early years of the plan period. Due to constrained boundaries and a lack of available sites, Nottingham City is unable to provide for the full identified industrial and warehousing need, however provision in the Borough Council areas offsets this. Strategic sites with available employment land in Gedling Borough include Top Wighay Farm. The converse is true for office development, with Nottingham providing for part of the identified needs of the Boroughs.
- 2.11 In addition, the Nottinghamshire Core and Outer Housing Market Area Logistics Study, July 2022 was commissioned to quantify the scale of strategic B8 logistics need across the Core/Outer Nottingham Housing Market Areas. The Councils have undertaken a "call" for strategic distribution sites and the Councils' approach to large scale distribution sites was set out in the Preferred Approach: Strategic Distribution and Logistics which was consulted on between September and November 2023. The Publication Draft Plan proposes to allocate a site at the former Bennerley Coal Disposal point (Broxtowe Borough) and on part of the former Ratcliffe on Soar Power Station site (Rushcliffe Borough). No sites are proposed within Gedling Borough. The two strategic allocations for large scale distribution and logistics will lead to a significant uplift in terms of the Plan Area's contribution to meeting regional needs for this specialist distribution and logistics sector.
- 2.12 The Publication Draft Strategic Plan recognises that all uses which generate employment, such as retail, health, education and civic/science-based institutions should be catered for. It identifies strategic locations for business including Nottingham City Centre. Economic development will also be encouraged associated with universities, hospital campuses and Further Education sites.
- 2.13 Other policies to note include Policy 1 on Climate Change and Policy 16 on Blue and Green Infrastructure. Policy 1 requires development proposals to mitigate against and adapt to climate change, reflecting the Future Homes Standard and Future Building Standard which is expected to come into force in 2025, thereby setting out a commitment to these standards irrespective of whether continued to be progressed nationally. The introduction of these standards will be challenging but is an important step in the Councils' drive towards net zero.
- 2.14 Policy 16 takes a strategic approach to the delivery, conservation and enhancement of Blue and Green Infrastructure at a landscape scale, through the establishment of a connected network of Blue and Green Infrastructure and assets.
- 2.15 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. This Publication Draft Strategic Plan (**Appendix 1**) comprises the formal Regulation 19 consultation stage and the partner Councils are seeking views on the scope and content of this document.

- 2.16 The Sustainability Appraisal is a legal requirement of plan preparation. The Greater Nottingham Strategic Plan Sustainability Appraisal Report, September 2024 (**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 Publication Draft consultation.
- 2.17 The Council also has a requirement to set out how we will effectively engage with communities during plan preparation in the [Statement of Community Involvement](#). When assessing the plan's legal compliance, the examining inspector will consider whether it has been consulted on in line with the Statement of Community Involvement's objectives.
- 2.18 In terms of next steps, it is proposed that a six week consultation period will be undertaken once the Publication Draft Strategic Plan has been approved for consultation by each of the four authorities. Following consideration of consultation responses and subject to there not being a need for any substantial changes, the plan will be prepared for submission for examination in early 2025.

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 Publication Draft Plan. However, this comprises the formal stage of consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 19. Consultation will help the plan making authorities gain valuable insight and comments from stakeholders which will help to strengthen the Councils' position at the submission stage.
- 3.4 A further alternative would be to pause plan preparation in light of the draft 2024 NPPF. However, paragraph 226 sets out transitional arrangements for local plans that are to be published before, or within one month, of the

publication of the new NPPF, expected at the end of 2024. Where the emerging annual housing requirement is 200 dwellings or fewer below the published relevant Local Housing Need figure (derived from the draft new methodology), the plan can be examined under the current 2023 NPPF. The Councils intend to publish the Publication Draft Strategic Plan before the end of 2024 and are therefore proceeding under these transitional arrangements. The option of waiting for a final revised NPPF, conducting a further Green Belt review and starting the plan making process again has been rejected, as there is a pressing need to put adopted plans into place as soon as possible to provide planning certainty and ensure early delivery of strategic sites. Starting the plan making process from scratch would take several years and require a full update of the evidence base at considerable cost.

- 3.5 A further alternative is to pause progress on the Greater Nottingham Strategic Plan and for a Spatial Development Strategy to be prepared by the Combined Authority. However, for Spatial Development Strategies, paragraph 23 of the NPPF states that allocations and land use designations can only be included where the power to make allocations has been conferred which does not apply to the East Midlands Combined County Authority. As such, preparation of a Spatial Development Strategy would not enable Gedling Borough Council to allocate land to meet its housing target.
- 3.6 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 Publication Draft Greater Nottingham Strategic Plan 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 Publication Draft Greater Nottingham Strategic Plan 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 has progressed in tandem with the emerging Greater Nottingham Strategic Plan as part of an iterative process that has assessed more comprehensive and detailed policies and recommended changes through the Plan's preparation. Further detail can be found in **Background Paper 1**, Publication Draft Greater Nottingham Strategic Plan: Equality Impact Assessment, May 2024.
- 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 Publication Draft Greater Nottingham Strategic Plan looks to identify the Vision and Objectives for housing and employment, the planning strategy and settlement hierarchy alongside the location of development and amount of housing and employment. Other policies seek to address the impacts and challenges of climate change and the mitigation of its effects; and ensure new development contributes to carbon neutrality.

8 Climate Impact Assessment

- 8.1 The Council has taken the ambitious path of becoming net zero by 2030 and the impact of the Publication Draft Strategic Plan has been considered through the Climate Impact Assessment appended to this report at **Background Paper 2**. The assessment shows that the Publication Draft Strategic Plan would have a positive impact in addressing climate change issues.

9 Health Impact Assessment

- 9.1 A Health Impact Assessment appended at **Background Paper 3**, has been produced to identify and consider the potential health and equality impacts of

the Publication Draft Greater Nottingham Strategic Plan. Health impacts of the Plan have also been considered through the Sustainability Appraisal process, Equality Impact Assessment and Climate Impact Assessment.

10 Appendices

Appendix 1 - Publication Draft Greater Nottingham Strategic Plan, September 2024

Appendix 2 - Greater Nottingham Strategic Plan Sustainability Appraisal Report, September 2024

11 Background Papers

Background Paper 1 - Publication Draft Greater Nottingham Strategic Plan: Equality Impact Assessment, September 2024

Background Paper 2 – Climate Impact Assessment

Background Paper 3 – Publication Draft Greater Nottingham Strategic Plan, Health Impact Assessment, September 2024

The following documents are 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

All evidence documents associated with the consultation are available at <https://www.gnplan.org.uk/evidence-base/>

12 Reasons for Recommendations

12.1 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.

12.2 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:

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Date:
On behalf of the Chief Financial Officer

Approved by:
Date:
On behalf of the Monitoring Officer

Greater Nottingham Strategic Plan Publication Draft 2024



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General queries regarding the Greater Nottingham Strategic Plan can also be made to:

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contact@gnplan.org.uk
www.gnplan.org.uk

Alternative Formats

All documentation can be made available in a machine-readable format on request.

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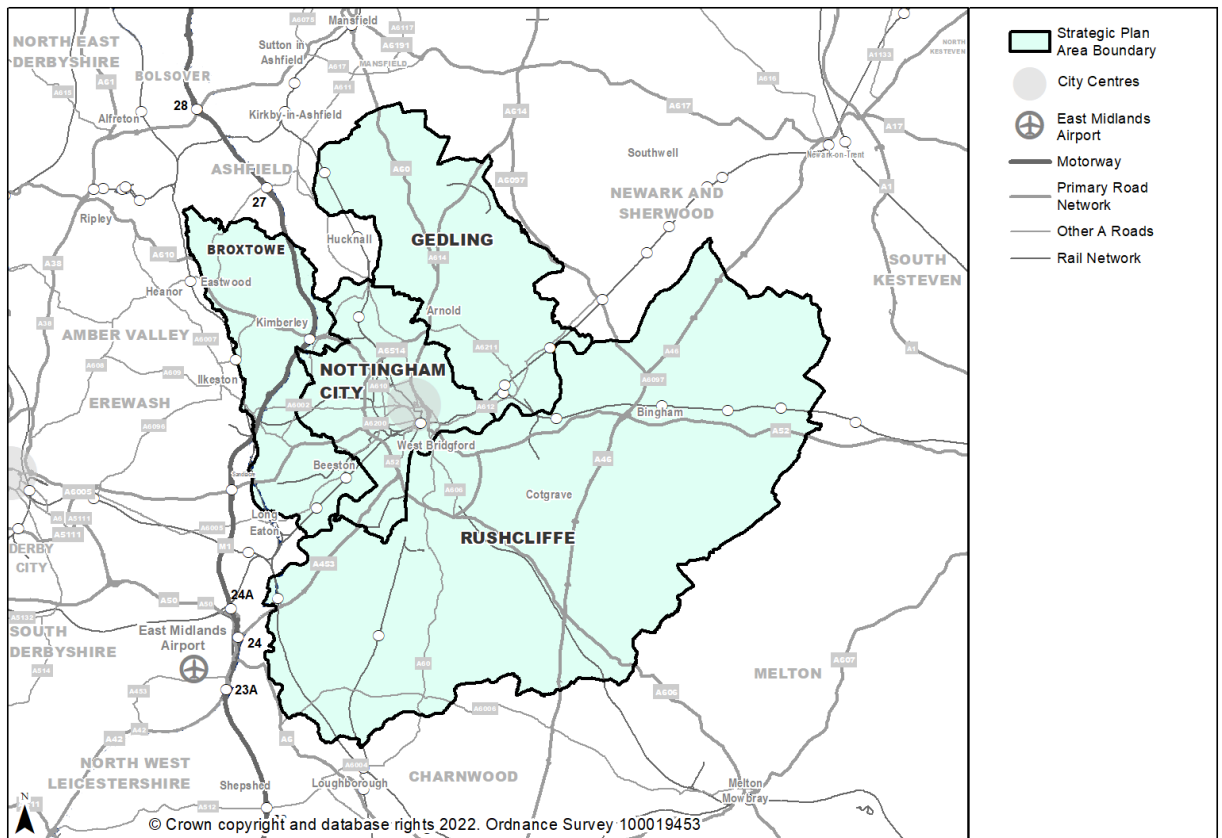
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Working in Partnership to Plan for Greater Nottingham

1.1 Working in Partnership to Plan for Greater Nottingham

- 1.1.1** Greater Nottingham is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils, and the Hucknall part of Ashfield Council. These authorities, with the support of Derbyshire and Nottinghamshire County Councils, are known as the Greater Nottingham Planning Partnership, which was established in 2008. The Partnership has evolved from a long history of joint working on planning matters in Greater Nottingham. The Partnership's aim is to prepare statutory strategic development plans which are consistent and provide a coherent policy framework across the area.
- 1.1.2** Strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies for the Greater Nottingham authorities; these comprise: The Aligned Core Strategies 2014 (Broxtowe Borough, Gedling Borough and Nottingham City Councils, the Core Strategy for Erewash Borough Council 2014 and the Core Strategy for Rushcliffe Borough Council 2014), Collectively, these are referred to as the 'Aligned Core Strategies', as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively-assessed need for housing and other development, and they cover the same Plan period. Together, they provide a consistent and coherent strategic planning framework for the Nottingham Core Housing Market Area (HMA) which comprises Nottingham City and the adjacent local authority boroughs of Broxtowe, Gedling, Rushcliffe and Erewash; the Hucknall part of Ashfield District is also functionally part of the housing market area.
- 1.1.3** The original Core Strategies are now however in need of updating and so the Nottingham Core HMA authorities are continuing their commitment to work in partnership and have prepared this document (which builds on previous consultation drafts). On adoption, the Greater Nottingham Strategic Plan, will supersede the previous Aligned Core Strategies (for Broxtowe Borough Council, Gedling Borough Council, Rushcliffe Borough Council and Nottingham City Council) and will set out policies and principles on how the area can develop between 2023 and 2041.
- 1.1.4** It should be noted, given the development pressures that Erewash Borough Council faces, and the need to progress swiftly with plan making, that Erewash Borough Council has prepared a separate Core Strategy Review which is currently at Examination. Nevertheless, some elements of the evidence base have included Erewash Borough and where necessary to give a Greater Nottingham-wide perspective, reference to Erewash Borough is made within this document.
- 1.1.5** The 'Hucknall' part of Ashfield District Council is also part of Greater Nottingham but most of the district lies outside of Greater Nottingham. The district as a whole is part of the Nottingham Outer HMA and the future strategic policies for Ashfield are set out in the Ashfield Local Plan (2023-2040) Regulation 19 Pre-Submission Draft.
- 1.1.6** For clarity, Figure 1.1 sets out the Plan area that this document covers.

FIGURE 1.1: Greater Nottingham Strategic Plan Area



1.1.7 As well as issues of strategic importance covering the whole Plan area, the four Council areas making up the Plan area each has its own local issues and priorities. The policies of the Greater Nottingham Strategic Plan have therefore been written in such a way as to address the strategic common issues, and provide a sufficiently flexible framework for part 2 Local Plans, in which Broxtowe Borough, Gedling Borough, Rushcliffe Borough and Nottingham City Councils will outline their locally distinct approaches to the more detailed delivery of the Strategic Plan.

1.1.8 The first public stage in preparing this document was the Growth Options Consultation between July 2020 and February 2021. This was followed by the Preferred Approach Consultation between 4 January 2023 until 14 February 2023 and a Strategic Distribution and Logistics Preferred Approach Consultation between 26 September and 7 November 2023. Responses to these earlier consultations have helped to shape the current version of the Strategic Plan

1.1.9 This document consists of three main parts, Section 1 introduces the concept of Strategic Plan, Section 2 looks at the character of the Plan area, now and in the future, setting out a ‘vision’ of what the area will look like in 2041 if the strategy in the Strategic Plan is implemented, together with Spatial Objectives that set out the key principles by which this vision will be achieved. Section 3 is the Delivery Strategy, including a set of policies and proposals, which together form a strategic and consistent policy approach to delivering the vision. The policies are grouped together in the following sections:

- Sustainable Growth
- Places for People
- Our Environment
- Making it Happen

1.1.10 The main proposals of the Strategic Plan are illustrated on the Key Diagram, which can be found at the end of the document.

1.1.11 The strategy is not a formal Joint Plan, so decisions relating to it have been made separately by each Council. The Councils are advised by the Greater Nottingham Joint Planning Advisory Board, which is made up of the lead planning and transport councillors from each of the Councils. The Joint Board meets regularly and has overseen the co-ordination of all of the strategic planning documents over the past decade within Greater Nottingham including those for Erewash.

1.1.12 It should be noted that work on the Strategic Plan commenced prior to the Levelling Up and Regeneration Act 2023 and so, provided the Plan is submitted to government for Examination by 30 June 2025, it will be examined under current regulations. Notwithstanding this, the Plan has been prepared in line with the up-to-date National Planning Policy Framework and National Planning Practice Guidance (NPPG).

1.1.13 The Strategic Plan includes policies and guidance on how the anticipated level of development can occur in a sustainable way, with all the infrastructure, parks and open space, community facilities and so forth that people need in their daily lives. The Plan also describes in broad terms where the new homes, jobs and infrastructure will go; how development will be made to be as sustainable as possible; how the growth will benefit our existing communities whilst recognising what is special about the area. This includes the historic environment, the culture and heritage, the local distinctiveness between the City Centre, the inner and outer suburbs, the town centres, and the more rural settlements and villages, together with the countryside that surrounds them. Where relevant it also makes reference to the Sub Regional Centres of Hucknall (in Ashfield District) and Ilkeston (in Erewash Borough).

1.1.14 In producing the Plan, the Greater Nottingham Councils have used an extensive evidence base. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various documents: The main documents forming the evidence base are set out below:

Background Papers

Document Title	Author	Publication Date
Employment Background Paper	Greater Nottingham Authorities	September 2024
Gedling Borough Council Housing Background Paper	Gedling Borough Council	September 2024
Green Belt Background	Greater Nottingham Authorities	September 2024

Document Title	Author	Publication Date
Paper		
Housing Background Paper	Greater Nottingham Authorities	September 2024
Transport Modelling Background Paper	Greater Nottingham Authorities	September 2024
Biodiversity Net Gain Background Paper	Greater Nottingham Authorities	September 2024
Strategic Distribution and Logistics Background Paper	Greater Nottingham Authorities	September 2023

Evidence Documents

Document Title	Author	Publication Date
Carbon Policy Support: Evidence Base	Bioregional	April 2024
Carbon Policy Support: Offsetting	Bioregional	April 2024
Equality Impact Assessment	Greater Nottingham Authorities	September 2024
Greater Nottingham & Ashfield: First Homes Update	Iceni Projects	August 2022
Greater Nottingham & Ashfield: Gypsy and Traveller Accommodation Assessment	RRR Consultancy Ltd	March 2021
Greater Nottingham & Ashfield: Housing Needs Assessment	Iceni Projects	October 2020
Greater Nottingham and Ashfield: Housing Needs Update	Iceni Projects	March 2024
Greater Nottingham Blue and Green Infrastructure Strategy	Greater Nottingham Authorities	January 2022
Greater Nottingham Centres Study	Nexus Planning	June 2024
Greater Nottingham Growth Options Study	AECOM	July 2020
Greater Nottingham Growth Options Study: Additional Landscape Assessments	Brindle & Green	November 2022
Green Belt Review and Methodology	Greater Nottingham Authorities	September 2024
Habitats Regulations Assessment	Lepus Consulting	July 2024
Health Impact Assessment	Greater Nottingham Authorities	September 2024
Heritage Assets Assessment	Greater Nottingham Authorities	July 2024
Infrastructure Delivery Plan	Greater Nottingham Authorities	September 2024
Joint Methodology Report for Strategic Housing Land Availability Assessments	Greater Nottingham Authorities	November 2023
Key Settlements Review	Greater Nottingham Authorities	September 2024
Nottingham Core HMA and Nottingham Outer HMA	Lichfields	May 2021

Document Title	Author	Publication Date
Employment Land Needs Study		
Nottingham Core Housing Market Area Boundary Study	Opinion Research Services	August 2018
Nottinghamshire Core & Outer HMA Logistics Study	Iceni Projects	August 2022
Policies Map Amendments Document	Greater Nottingham Authorities	September 2024
Review of the Councils' Strategic Housing Land Availability Assessments (SHLAAs)	ARUP	July 2019
Site Selection Report and Appendices	Greater Nottingham Authorities	September 2024
Statement of Consultations	Greater Nottingham Authorities	September 2024
Strategic Flood Risk Assessment Review	Greater Nottingham Authorities	April 2024
Strategic Transport Modelling	Systra / Arup	Commenced, final report anticipated early 2025
Sustainability Appraisal Non-Technical Summary	Greater Nottingham Authorities	September 2024
Sustainability Appraisal and Appendices	Greater Nottingham Authorities	September 2024
Viability Study (Plan-wide)	Porter PE	September 2024
Water Cycle Study	Greater Nottingham Authorities	April 2024

1.2 Why the Councils are Working Together

- 1.2.1** The Councils believe that by working together, planning for the future of the area will be more consistent, and the administrative boundaries of the local authorities will not get in the way of good planning and service delivery.
- 1.2.2** The Councils have produced an Infrastructure Delivery Plan to ensure that there is adequate infrastructure to support the proposals of the Strategic Plan. Working together to prepare aligned policies should lead to better and more joined up planning outcomes, whilst making best use of resources, by sharing staff and expertise, having a linked and more efficient examination of the Strategic Plan and being able to access more funding. This approach should also increase certainty for developers as consistent planning policy will apply across the Plan area.
- 1.2.3** These advantages are recognised in the National Planning Policy Framework which states:

“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular Plan area could be met elsewhere.”

1.3 The Local Plan

1.3.1 The Strategic Plan (previously known as the Core Strategies) is a key strategic planning document. It performs the following functions:

- defines a spatial vision for the four Councils within Greater Nottingham to 2041;
- sets out a number of spatial objectives to achieve the vision;
- sets out a spatial development strategy to meet these objectives;
- sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites, known as 'strategic sites') and associated infrastructure investment; and
- indicates the numbers of new homes to be built over the Plan period.

1.3.2 A number of terms and abbreviations are associated with the planning system and a glossary is included at the end of this document to provide clarification.

1.3.3 The Development Plan for each authority may contain several Development Plan Documents (often known as Local Plans) and several Neighbourhood Development Plans (often known simply as Neighbourhood Plans). Development Plan Documents may include:

- Part 1 Local Plans (sometimes known as Core Strategies): these set out the overarching spatial vision for development within each authority, provide the strategic planning context for other documents and include strategic policies for the management of development.
- Part 2 Local Plans (sometimes known as Local Planning Documents or Land and Planning Policies Documents): these set out more detailed policies for the management of development, against which planning applications will be considered.

1.3.4 Each Council has produced its own Part 2 Local Plan as follows:

- Broxtowe Borough Council Part 2 Local Plan, October 2019
- Gedling Borough Council Part 2 Local Plan, July 2018
- Nottingham City Part 2 Local Plan, January 2020
- Rushcliffe Borough Council Part 2 Local Plan, October 2019

1.3.5 Now that the Levelling Up and Regeneration Act is in place, in the future, each local planning authority must prepare one single Local Plan. This document will ultimately replace this Strategic Plan and the existing Part 2 Local Plans, unless the Greater Nottingham authorities chose to prepare a Joint Spatial Development Strategy, which will permit them also to prepare a Part 2 Local Plan for their individual areas. For the time being, however, the Strategic Plan does not replace existing Part 2 Local Plans in their entirety. However, some specific policies may be superseded by policies within the Strategic Plan. A full list of policies which have been saved and superseded are contained within Appendix D.

1.3.6 Documents that support the Development Plan include:

- Supplementary Planning Documents (SPDs): these provide further guidance in relation to planning policies. A full list of SPDs which are being carried forward are contained within Appendix E.
- Local Development Scheme (LDS): this sets out the programme for the preparation of the Development Plan Documents and may also include information on other documents.
- Statement of Community Involvement (SCI): this sets out the measures that each Council intends to implement in order to involve the community in the planning system, including the preparation and review of Development Plan Documents.
- Authority Monitoring Report (AMR): this sets out progress in producing Development Plan Documents and other documents, and progress in implementing policies.

1.3.7 Neighbourhood Plans can be produced by Parish and Town Councils, or by designated Neighbourhood Forums in areas without Parish or Town Councils. They must take account of national planning policy and must be in general conformity with the strategic policies of the Development Plan, including all policies in the Strategic Plan and other strategic policies set out in Part 2 Local Plans. Neighbourhood Plans are subject to independent examination, although via a different process from Local Plans, and they are put to a local referendum which is decided by a majority vote. They have the same status as Local Plans in providing the basis for making decisions on planning applications.

1.3.8 A new joint Waste Local Plan is being prepared by Nottingham City Council and Nottinghamshire County Council, with adoption currently anticipated in March 2025. The County Council adopted a new Minerals Local Plan in 2021, which covers its geographical area, including Broxtowe, Gedling and Rushcliffe. The City Council deals with minerals matters for its area in its Part 2 Local Plan, including policies regarding minerals safeguarding, restoration, after-use, after-care and hydrocarbons.

1.3.9 Due to the built up nature of Nottingham City, it is not proposed to make any provision for aggregates extraction across the Plan period. Should proposals emerge, individual applications will be considered on their merits.

1.4 Sustainability Appraisal

1.4.1 Sustainability Appraisals of the Greater Nottingham Strategic Plan has been undertaken as the plan has been developed. The appraisal is a statutory requirement and an integral part of the plan making process. It tested and has improved the sustainability of the Strategic Plan.

1.4.2 The first stage was the Sustainability Appraisal Scoping Report which accompanied the Growth Options consultation. This contained the sustainability objectives that have been used to appraise the Strategic Plan as it has developed. Comments were received on the Scoping Report, and where appropriate they have been incorporated into the Sustainability Appraisal process.

1.4.3 The second stage of the Sustainability Appraisal was an informal consultation with key stakeholders on the reasonable policy options (split according to topic areas) and their appraisal against the sustainability objectives. The appraisals and comments received have informed the Sustainability Appraisal of the Publication Draft Strategy and the

policies within it.

1.4.4 The third stage of the Sustainability Appraisal accompanied the consultations on the Greater Nottingham Preferred Approach and subsequent Greater Nottingham Strategic Logistics and Distribution Preferred Approach. The first appraisal examined the overall strategy and reasonable alternatives (including development requirements and its spatial distribution) and the preferred sites and their alternatives. The second appraisal of the logistics preferred approach focused on preferred strategic sites and their alternatives.

1.4.5 Informed by these previous appraisals, the Sustainability Appraisal of this Publication Draft Strategic Plan comprises a complete assessment of the policies and strategic sites within the plan and their reasonable alternatives.

1.5 Habitats Regulations Assessment

1.5.1 The Publication Draft Strategic Plan is required to be subject to a Habitats Regulations Assessment (HRA), including Appropriate Assessment (AA - see Glossary) if necessary. A screening of the Draft Strategic Plan was completed in March 2024. The screening process followed a precautionary approach, as advised by Natural England, and assumed the possible potential Special Protection Area (ppSPA) will be progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but a decision whether it is to be shortlisted for further consideration as a Special Protection Area is not yet known.

1.5.2 The screening concluded that there is a number of likely significant effects associated with the GNSP. Taking no account of mitigation measures the GNSP has the potential to affect the following European sites:

- Humber Estuary SAC – water quality
- Humber Estuary Ramsar – water quality
- Humber Estuary SPA – water quality

1.5.3 In addition, to ensure a ‘risk-based’ approach was adopted, consideration has also been given to the following ppSPA:

- Sherwood Forest ppSPA - air pollution, recreation pressure and urbanisation effects

1.5.4 The HRA therefore progressed to an AA (Greater Nottingham Strategic Plan Habitats Regulations Assessment July 2024 Lepus Consulting) which looked at the impacts of a change in air quality, water quality, recreational pressure and urbanisation effects upon the qualifying features and conservation objectives of each European site and the Sherwood Forest ppSPA. The AA has drawn on the Precautionary Principle to identify a number of potential threats and pressures that might be exacerbated by the GNSP.

1.5.5 Throughout the HRA a series of recommendations were made during the plan making process aimed at strengthening the plan’s wording to ensure adequate policy protection is provided to prevent any significant effects on protected sites. These recommendations have been incorporated into the Plan. The AA has taken into consideration the protective nature of these policies. It has also looked at the hierarchical nature of plan making i.e. the requirement for HRA at lower tiered stages of the plan making process and project application stage. A number of existing

protection measures are set out in high level strategic policy and existing planning policy and environmental frameworks that serve to protect European sites. The HRA concludes that the GNSP will have no adverse impact on site integrity at any European site, or upon the ppSPA, either alone or in-combination.

1.6 Equality Impact Assessment

- 1.6.1** The Greater Nottingham Planning Partnership must pay due regard to its equality obligations under the Equality Act 2010 and the Public Sector Equality Duty which came into force in 2011. An Equality Impact Assessment (EqIA) is one way for a public authority to demonstrate compliance with the Public Sector Equality Duty. An EqIA is an analysis of a proposed policy which assesses whether the policy has a disparate impact on persons with protected characteristics. There are nine protected characteristics identified within the Equality Act. However, in line with many Councils around the Country, Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils have determined that Care Experience (i.e. children in care, or those that have left care) should be treated as a protected characteristic. Gedling will also be considering a similar motion in due course. Therefore, the EqIA includes care experience as a protected characteristic to be considered when assessing the policies of the Strategic Plan.
- 1.6.2** The Greater Nottingham Strategic Plan has been subjected to an EqIA to ensure that it meets the needs of all members of the community. Undertaking EqIAs 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. EqIAs also allow for the identification of opportunities to promote equality.
- 1.6.3** The EqIA has assessed each policy within the Greater Nottingham Strategic Plan to understand whether it would have a positive, neutral or negative effect on each protected characteristic. An explanation and evidence are then provided for each policy which recommends changes to remove a negative impact (however, there were no negative effects identified) or increase the positive impact. Overall, a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues.

The Future of Broxtowe, Gedling, Nottingham City and Rushcliffe in the Context of Greater Nottingham

2.1 Key Influences on the Future of the Plan Area

2.1.1 This section includes a description of the Plan area set within the wider context of Greater Nottingham. The Strategic Plan has taken into account relevant existing guidance, policies and strategies, including the National Planning Policy Framework and Planning Practice Guidance, and aim to help to deliver the aims and objectives of these policies and strategies.

2.2 The Character of the Plan Area

2.2.1 The following section is a description of the character of the Plan area, what the area looks like now, together with the key opportunities and constraints identified so far.

2.2.2 The four local authorities of Broxtowe, Gedling, Rushcliffe and Nottingham making up the Plan area have a population of 670,900¹ (Greater Nottingham including the Hucknall part of Ashfield and Erewash has a population of 820,200). The Plan area includes the City Centre, the built-up parts of the four authorities and their surrounding rural areas.

2.2.3 The Plan area is centrally located within England and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Part of this relationship has been strengthened by the creation of the Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership.

2.2.4 The area is influenced to the south by the town of Loughborough, to the east by Newark, to the west by Derby and to the north by Mansfield and Sutton in Ashfield.

2.2.5 The main built-up area of Nottingham (including Long Eaton in Erewash and West Bridgford in Rushcliffe) has a population of about 591,800². There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston, both important towns with their own identity and economic roles. Hucknall, with a population of 36,500, is in Ashfield District, but will extend into Gedling Borough once the proposed Sustainable Urban Extensions are implemented. Ilkeston is wholly within Erewash Borough and has a population of 38,800. The suburban centres of Arnold, Beeston, Bulwell and Clifton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt, which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Calverton and Kimberley are similarly constrained.

¹ Office for National Statistics 2021 Census, Crown Copyright.

² Office for National Statistics 2021 Census, Crown Copyright.

Economy and Employment

- 2.2.6** Nottingham is a designated Core City (see Glossary), recognised as a city of national importance, and an important driver of the wider economy. The city's vibrant business environment supports thriving start-ups and sustainable businesses over time. The City accommodates a number of major companies, notably Boots, E.ON, Experian, Capital One and Pendragon. This strong business environment helps bolster the local economy, supporting regional economic growth and employment opportunities. Nottingham has developed emerging specialisms in Creative and Digital Industries as well as Life Sciences. Within the Creative and Digital industries there are emerging specialisms in E-Sports, while Bio-City Nottingham exemplifies the successful development of a high-value, knowledge-intensive cluster, serving as the UK's largest bioscience innovation and incubation centre. To sustain this growth, further leverage in sector specialisms in Life Sciences, Digital, and Creative Industries, is needed in order to encouraging high-value innovation-driven growth. Supporting start-ups through university incubator models presents an opportunity to attract Venture Capital investment, promote collaboration between entrepreneurs, academics, and industries while fostering a culture of innovation that fuels sustainable growth. In addition, there is a strong service sector presence in Nottingham including education, health, public administration and business services, however, manufacturing industry remains a significant part of the economy.
- 2.2.7** According to the Annual Population Survey (from the Office for National Statistics), January-December 2023, economic activity and employment rates in the Plan area are relatively low – 76.1% of people of working-age are economically active and 72.9% in employment (76.0% and 72.9% respectively for Greater Nottingham), compared with 79% and 76% nationally³. This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

Culture

- 2.2.8** The area has an excellent and improving cultural offer, with nationally recognised facilities, such as the world class sporting venues, a range of theatres, Capital FM Motorpoint Arena, the Nottingham Contemporary and New Art Exchange galleries, a network of public libraries, and the Broadway independent cinema and film centre. Tourism, focussed around Robin Hood, Byron and DH Lawrence, is also a central element of the cultural offer, which has an important role for towns such as Eastwood. There are a range of heritage assets which reflect the history of the Plan area from the medieval period through to the industrialisation of the Victorian era. These have created an historic environment which has helped shape the area and contributed to the quality of life, local distinctiveness and sense of place. These assets include a wealth of Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens along with other assets including those yet to be identified. Work is needed to protect, preserve and enhance them especially those which are deemed to be 'at risk'. The area is also the home of several nationally important sports facilities, including the National Ice Centre and Notts County Football Ground, and with Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre in Rushcliffe being readily accessible.

³ Employment in local authorities, England and Wales, Office for National Statistics 2021 Census, Crown Copyright. Released: 13 March 2023. The employment rate is the proportion of people aged from 16 to 64 years who are in paid work. Hucknall is excluded. The national figures are for England (May - July 2023).

Population Trends

- 2.2.9** The population of the area rose by 31,100 (4.9%)⁴ between 2011 and 2021 (36,200 or 4.6% within Greater Nottingham) due to natural growth in the population, people living longer, international migration, and the growth in student numbers. The population of Nottingham City is projected to rise to 343,800 in 2041 (an increase of 20,200 – 6.2% from 2021, compared to an increase of 7.7% nationally over the same time period⁵). Using the 2018 based population projections from the 2021 Census, if the proposed housing figures are delivered, it is estimated that the Plan area will have a population of 730,400 in 2041, (891,700 for Greater Nottingham), an increase of around 9%. According to the 2022 Mid-Year Estimates, the Plan area has a high proportion of its population (23.5%) aged 18 to 29, due to the presence of two universities, compared with England as a whole (30.5%), and lower proportions in other age-groups. About 1 in 7 of the population in Nottingham City is comprised of full-time university students. People aged 45 to 69 (28%) are particularly ‘under-represented’ (31% for England). *Overall, an ageing population is projected, but not to the same extent as nationally. The number of children (under 15's) is projected to decrease, while the 15-19 age group is projected to see a large increase to 2043. Mid age groups are estimated to stay relatively static, while the percentage of the population who are aged 65 and over is projected to account for 75% of the total numerical increase from 2021 to 2041.*
- 2.2.10** The 2022 Mid-Year Population Estimates detailed that Nottingham’s net loss of people due to internal migration (2,888) is higher than the recent average (1,509)⁶. In terms of migration to and from other parts of the UK, Greater Nottingham experiences net out-migration of all age groups except those aged 16 to 24⁷; it loses all other age-groups. The in-migration of 16- to 24-year-olds is largely due to students attending the two Universities. In the short to medium term, patterns of migration to and from other parts of the UK are expected to remain relatively similar. Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark & Sherwood are in the Nottingham Travel-to-Work Area (TTWA). At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. However, Nottingham Council’s policy to encourage families to stay in the City by providing more family housing and improving schools could have the effect of reducing migration to the surrounding districts⁸.

Connections

- 2.2.11** Being centrally located within the UK, the area has good connectivity to most of the country. There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south-west, north-east or Scotland. Compared to some other routes, however, journey times are uncompetitive and there is a lack of capacity on some services. More local services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall, connecting the area to Mansfield and Worksop.
- 2.2.12** The International Rail Terminal at St Pancras allows connections to mainland Europe

⁴ Office for National Statistics 2021 Census, Crown Copyright.

⁵ Nottingham City Joint Strategic Needs Assessment Supplementary Statement, Demography and Social & Environmental Context, 2023

⁶ Office for National Statistics Population Estimates Components of Change. Recent average is previous 10 years.

⁷ ONS Internal Migration Estimates, mid-2020. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

⁸ Nottingham City Joint Strategic Needs Assessment Supplementary Statement, Demography and Social & Environmental Context, 2023

via High Speed One and the Channel Tunnel. Additionally, an increasing number of international destinations are available by air from East Midlands Airport which can be accessed by the railway station of East Midlands Parkway located close to the M1.

- 2.2.13** The area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A52 provides a trunk road connection to the east including to the A46 which itself connects from the M1 north of Leicester to the A1 at Newark. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).
- 2.2.14** The area now benefits from a high quality local public transport system. Nottingham has the second highest number of passenger journeys (117.6) on local bus services by local authority per head of population (2022/23) for all English unitary authorities⁹. Railway station usage grew considerably from 2011 to 2020 which then suddenly decreased following the Government's announcement of measures to limit the impact and transmission of the coronavirus pandemic in March 2020. However, passenger numbers have now started to recover. A growing network of Link Bus services provides services for people living more than 400m away from a commercial bus service or tram stop resulting in Nottingham having amongst the highest levels of public transport accessibility in the country. A new pedestrian and cycle bridge across the River Trent is expected to be completed by late 2025. The new Waterside Bridge will enhance connections between communities, green spaces and riverside paths by creating links between the expanding Waterside regeneration area, Colwick Park, and the Lady Bay and West Bridgford. Europe's first Workplace Parking Levy started operating in Nottingham City in April 2012. It provides a fund to further improve non-car modes of travel and encourage behavioural change which has helped to improve the City's transport network.
- 2.2.15** Walking and cycling are important modes for short journeys. Programmes of primary pedestrian route improvements and upgrading of the local cycle network have been prioritised and are being implemented through the respective Nottingham and Nottinghamshire Local Transport Plans.
- 2.2.16** There is significant congestion during peak hours of demand, on main radial and orbital routes across the area. This creates instability in the highway network's operation and unreliable and extended journey times for all users including buses, private cars and freight which is damaging to both the economy and environment.

Housing Mix

- 2.2.17** Although the housing mix across the Plan area as a whole broadly reflects the national picture, with 60.7% of properties being owner-occupied (owns outright or with a mortgage or loan) in 2021 and 5% with 7 or more rooms¹⁰, there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (37% having 3 rooms or fewer compared with 30% for the Plan area as a whole), and more social rented accommodation (25% compared to 17% for the Plan area as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems¹¹.

⁹ Local Government Association, LG Inform local area benchmarking tool 2022-23

¹⁰ 2021 Census. The comparable figures for England were 61.3% and 6%. Rooms includes spaces that can only be used for storage but excludes bathrooms, toilets, halls or landings, kitchens, conservatories or utility rooms.

¹¹ 2021 Census

2.2.18 Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing, such as Lenton and some of the former council owned outer estates which have a restricted range of house types and sizes, such as Clifton.

2.2.19 The housing stock rose by about 19,922¹² (7.4%) in the Plan area (22,321 or 7.04% within Greater Nottingham) between 2011 and 2021. In contrast to the national trend for smaller households, the comparison between the number of bedrooms in England in 2011 and 2021 suggests a tendency towards building larger houses. While the number of houses with one or two bedspaces remained relatively similar, the number of three-bedroom properties decreased by 1.2%. There was a 2.4% increase in the number of houses with four or more bedrooms in Greater Nottingham¹³.

Social Need

2.2.20 There are significant contrasts within the Plan area, with the wealth of the City Centre, and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. 57 of the 398 lower-layer super output areas (LSOAs) in the area were in the 10% most deprived nationally in the 2019 Index of Multiple Deprivation¹⁴, all of them in Nottingham City (except one in Gedling). Other LSOAs in the worst 20% nationally are located in Nottingham City, Eastwood, Chilwell, Netherfield and Colwick. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

Health

2.2.21 A similar geographical pattern is reflected in the health of the population, most graphically illustrated through average life expectancy. Broxtowe (80.1M/82.6F), Rushcliffe (81.8M/84.9F) and Gedling (80.1M/83.1F) have life expectancy above the national average (except Broxtowe female life expectancy)¹⁵. However, there are parts of the plan area, particularly Nottingham City (76.6M/81.0F) where there are significant gaps in life expectancy between the most and least deprived communities, ranging in some cases up to ten years. Deprivation also means that, on average, life expectancy in Nottingham is two to three years less than in England (79.3M/83.1F). The causes of that lower life expectancy are due in the main to a higher than average prevalence of three diseases; cancer (15.8), COVID-19 (20.9) and circulatory diseases (28.7)¹⁶. Lifestyle risk factors contribute to all of these including smoking, low levels of exercise, obesity, high alcohol consumption and poor mental wellbeing.

Green Infrastructure, Open Space and Landscape

2.2.22 Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. Evidence shows that

¹² Council housing monitoring data. Includes purpose built purpose-built student dwellings, in line with CLG definitions.

¹³ ONS 2011 and 2021 Census, Crown Copyright. Hucknall is excluded.

¹⁴ ONS English Indices of Deprivation 2019 (IoD2019). Lower-layer super output areas (LSOAs) are areas with similar populations devised for comparisons across the country. On average, they have a size of about 1,500 residents or 650 households.

¹⁵ Office for National Statistics, National life tables - life expectancy in the UK: 2018 to 2020

¹⁶ Nottingham City: Life Expectancy and Healthy Life Expectancy (2022)

investment in Green Infrastructure would have wide public benefits.

- 2.2.23** All of the four local authorities have produced or are working towards Open Space strategies, which highlight the qualitative and quantitative issues faced by different parts of the area.
- 2.2.24** There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Local Wildlife Sites, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. An area to the north of the Plan area has been identified as having the characteristics of a Special Protection Area (see Glossary) for woodlark and nightjar. This area is under consideration for formal inclusion in the designation process.
- 2.2.25** The area has a wide range of habitats, ranging from river washlands to mixed woodland. A Local Biodiversity Action Plan covers the whole of the Plan area, and identifies those plants and animals of conservation concern, and lists priority habitats for protection and restoration. It also contains action plans for key species, such as water voles and bats, and for key habitats, such as lowland wet grassland.

Climate Change and Flooding

- 2.2.26** The Aligned Core Strategies have an important role to play in addressing climate change and its effects. Climate change is now widely recognised as the most significant issue for spatial planning, cutting across all land use sectors and affecting the area's environment, economy, and quality of life. There is a particular issue with flood risk in the area, especially along the Trent Valley which passes through the heart of the built-up area, but also related to other watercourses, such as the River Leen. Flooding from other sources including pluvial, groundwater, minewater and drainage infrastructure is a particular issue in parts of the Plan area.

2.3 Spatial Vision

- 2.3.1** The spatial vision is what the Plan area could look like if the aspirations of the Greater Nottingham Strategic Plan are met.
- 2.3.2** By 2041 Greater Nottingham will play a leading role in the sustainable development in the region, and be an integrated, connected and fully functioning City region. The area will make the most of its economic, cultural, historic and natural assets and be at the forefront of tackling and adapting to the impacts and challenges of climate change. The area's carbon footprint will be minimised, the unique abundant natural resources will be capitalised on, and Blue and Green infrastructure, landscapes, heritage and biodiversity will be protected, enhanced and increased. New connections between areas of Blue and Green infrastructure will be created, to increase access and connectivity, link habitats and benefit species movement. Recognising the climate emergency, the councils will seek to be carbon neutral before the Government's target of 2050.
- 2.3.3** The Strategic Plan will secure a more sustainable, prosperous, safe, healthy and vibrant Greater Nottingham. People from all sections of society will be provided with better access to homes, jobs, services and nature and open space, to support improved health and wellbeing outcomes. A minimum of 52,600 new homes will be delivered, incorporating different types of homes for different life stages. Sustainable distribution of development will be achieved by seeking sites firstly within the main built-up-area of Nottingham and to a lesser extent adjoining it, resulting in an improved

quality of life and making the best use of existing infrastructure. As a result, urban living will be a popular choice, whilst new development elsewhere will be focused adjoining the built-up area of Hucknall and at Key Settlements. It will be implemented in a sustainable manner through developments that are compact, including a mix of uses, and connected by sustainable modes of transport.

2.3.4 Economic growth focussed on sectors with high growth prospects will address the threats to the economy, leading to the creation of significant numbers of new jobs, and ensuring economic resilience. The economic growth potential of the decommissioned Ratcliffe on Soar Power Station will be maximised, whilst Toton in Broxtowe will also be a focus for economic development and housing growth, supported by a new transport hub. Innovation will continue to be encouraged by capitalising on links with the Universities to drive economic growth, reskilling people for new economic opportunities, and nurturing new business start-ups. The area will be the pre-eminent sporting centre in the region with a broad range of cultural, tourist and sports facilities which will drive increasing visitor numbers.

2.3.5 The City Centre will see significant diversification and change, with a wide range of new uses, including leisure, learning, employment and housing. The innovative redevelopment of the Broad Marsh area will reshape it into a new sustainable, vibrant and mixed use community, complementing and connecting with the redevelopment of the southside and eastside of the City Centre, and making the most of the excellent transport links. The town, district and local centres across Greater Nottingham will remain vibrant and viable by providing a range of retail, leisure and community facilities.

2.3.6 The area's unique built and natural environment will be enhanced through sensitive and well-designed places, neighbourhoods and developments which will be strongly connected with timely infrastructure. Environmental net gains will be delivered alongside developments and through connecting existing and newly created habitats.

2.4 Spatial Objectives

2.4.1 The Greater Nottingham Strategic Plan's spatial objectives seek to deliver this vision and are also consistent and complementary with the plan making authorities' social, economic and environment strategies, national policies and strategies, particularly those on sustainable communities.

- 1) **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, by locating development where it can be accessed by sustainable transport; requiring environmentally sensitive design and construction; reducing the risk of flooding; conserving and improving water quality; contributing to carbon neutrality; and addressing air, noise and other types of pollution.
- 2) **High quality new housing:** to manage an increase in the supply of housing and ensure the targets of the Plan are met and delivered in sustainable locations that maximise brownfield opportunities, deliver regeneration aims, and create and support mixed and balanced communities. In doing so, there will be a rebalancing of the housing mix to maximise choice and support people into home ownership, providing affordable, family, and self and custom build housing, and housing opportunities for older people, people with disabilities and Gypsies and Travellers.

- 3) **Economic prosperity for all:** to ensure economic growth is equitable and includes the knowledge-based economy. The City Centre will be enhanced by providing for new office, commercial, residential and leisure uses. In addition, opportunities will be maximised at the Boots Campus, Beeston Business Park, Nottingham Science Park, Bennerley Logistics Site and the Development Corporation sites at Ratcliffe on Soar Power Station and Toton together with other employment sites. Create the conditions for all people to participate in the economy, by providing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments, including the expansion of the Universities and other higher education establishments. Where appropriate further development of tourism facilities will be supported.
- 4) **Flourishing and vibrant centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres. Responding to the changes in retail and leisure industries, including the growth of internet shopping by increasing leisure, residential, tourism, cultural and local services at a scale appropriate to the centre's position in the hierarchy in addition to accessibility improvements, environmental improvements, and town centre regeneration measures.
- 5) **Regeneration:** to maximise brownfield regeneration opportunities, to encourage the recycling of derelict land and ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- 6) **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to achieve sustainable well-designed development by promoting high quality locally distinct buildings and places that respect local character. To preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, including nationally recognised heritage assets, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced.
- 7) **Achieving well-designed places in Greater Nottingham:** to create a strong sense of place with its own identity. Protecting and enhancing townscape and landscape character by responding to and reinforcing locally distinctive patterns of development and design. Ensure places are sustainable, functional, inclusive and are easy to get to, to navigate around and well-integrated with the existing community. Engage with the community, using appropriate planning tools such as design codes.
- 8) **Strong, safe, healthy and cohesive communities:** to plan positively for the provision and use of shared spaces and to design out crime, promote social interaction and create the conditions for communities to become strong, safe, healthy and cohesive. To address environmental factors underpinning health and wellbeing and promote social interaction and inclusivity by design. Work with healthcare partners to deliver new and improved health and social care facilities. Integrating health and service provision, and improving access to cultural, sport and leisure and lifelong learning activities.
- 9) **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality educational, community, cultural, leisure and sport facilities, for instance through improving existing or providing new schools, further education establishments and Universities. Meet the needs of older and

disabled people, especially through providing appropriate housing and employment opportunities and prevent the unnecessary loss of valued services and facilities.

- 10) **Promoting sustainable transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services are improved in a sustainable and equitable way, addressing air and noise pollution, reducing the need to travel by private car, by encouraging convenient and reliable transport systems, particularly those focused on walking, cycling and public transport, by maximising opportunities for mixed use development. To support growth by expanded use of transport data systems aimed at reducing congestion and encouraging the electrification of vehicles and improving air quality.
- 11) **Protecting and improving natural assets:** to improve and provide new Blue and Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces for the benefit of people and wildlife. To improve their connectivity, accessibility and environmental quality, increasing ecosystem services, biodiversity and contributions to the Nature Recovery Network. Protecting and enhancing nature conservation sites and priority habitats, and their connectivity within the ecological network.
- 12) **Timely and viable infrastructure:** to make the best use of existing infrastructure and provide new and improved infrastructure which supports sustainable housing and economic growth. This will be achieved through ongoing engagement with infrastructure providers. A possible new station at Toton will become a part of a key transport interchange and focus for related growth. The expansion of the tram network will be explored, including potential new routes. Opportunities provided by existing transport infrastructure will be maximised and additional strategic transport improvements including capacity improvements to strategic highway junctions will be completed.

2.5 Links to Other Strategies

- 2.5.1 The Greater Nottingham Strategic Plan has also taken into account the strategic plans of various service providers within or affecting the Plan area, and where relevant these have been incorporated into the Infrastructure Delivery Plan. These include the Nottingham Local Transport Plan, Nottinghamshire Local Transport Plan, Nottinghamshire and Nottingham Waste Core Strategy, Nottinghamshire Minerals Plan, D2N2 Growth and Recovery Strategy, and the Corporate Strategies for Nottingham City, Broxtowe, Gedling and Rushcliffe.

2.6 Broxtowe Spatial Portrait / Local Distinctiveness

Spatial Issues

- 2.6.1 Broxtowe has a population of 110,900 (2021 Census) and covers an area of some 31 square miles. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the Borough's population and forming part of the western side of the built up area of Greater Nottingham.
- 2.6.2 The north is more rural with the largest settlements at Eastwood and Kimberley. All of the rural parts of the Borough are within the defined Nottingham Derby Green Belt, which comprises 61.3% of the total Borough area.

- 2.6.3** The Borough has excellent access to the motorway network and good access to East Midlands Airport, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham and East Midlands Parkway. The M1 bisects the Borough, with junction 26 within the Borough at Nuthall, while junction 25 is just outside the Borough with links to this and the City Centre via the A52.
- 2.6.4** The Nottingham Express Transit tram route which serves many of the most densely populated areas in the south of the Borough and includes a park and ride site near the A52 at Toton. This supplements the regular and extensive bus services connecting the settlements in the south of the Borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the Borough are less extensive.
- 2.6.5** Key physical features of the Borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal.

Built and Natural Environment Issues

- 2.6.6** At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and the University of Nottingham campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the Borough. Access to formal open space is more limited in the north of the Borough, although there are important areas for recreation in the central parts of the Borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north. The re-opening of Bennerley Viaduct, a Grade II* listed structure, provides a valuable recreational link between Awsworth and Cotmanhay.
- 2.6.7** Historically and culturally, there are strong links to the world-famous writer DH Lawrence with a museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage and landscape in the north of the Borough which he referred to as 'the country of my heart'. The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the Borough and with easy access to the Derbyshire countryside and the Erewash valley.
- 2.6.8** In the Borough there are 156 Listed Buildings (5 Grade I, 11 Grade II* and 140 Grade II), 6 Scheduled Monuments and 16 Conservation Areas. However, some of these heritage assets are at risk, with three Listed Buildings, one Scheduled Monument and three Conservation Areas included on the national Heritage at Risk Register.
- 2.6.9** The Borough has a very extensive supply of Natural Green Spaces, including some 15 Local Nature Reserves, including Bramcote Hills Park Woodlands and Stapleford Hills Woodland, towards the south of the Borough, and Brinsley Headstocks and Colliers Wood at Moorgreen, to the north. There are also seven Nature Reserves managed by Nottinghamshire Wildlife Trust, including Kimberley Meadow and Kimberley Cutting to the north of the Borough and the extensive Attenborough Nature Reserve to the south. Sites of Special Scientific Interest (SSSIs) within the Borough include Attenborough Gravel Pits, Kimberley Railway Cutting, Bulwell Wood, Robinetts, Sledder Wood

Meadows, and Sellers Wood. There are over 140 Local Wildlife Sites, which have been identified and selected for their local nature conservation value. The most significant areas for wildlife within the Borough are the Erewash and Trent Valleys. These provide valuable habitat opportunities for wetland bird species, water voles, otters and crayfish. The River Erewash feeds into Attenborough Nature Reserve, which is rich in wetland bird species.

Economic Issues

- 2.6.10** Beeston is the main town centre in the Borough and is a major location for new investment and employment opportunities. The Beeston Square redevelopment includes a cinema and restaurants and is located next to the transport interchange. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.
- 2.6.11** Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings with advantage of excellent rail links being close to the train station.
- 2.6.12** Broxtowe is a relatively affluent Borough being ranked 220 out of 317 English local authorities in the 2019 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 3.6% in 2021. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas, in particular the three wards of Eastwood South, Chilwell West and Stapleford North which also have higher proportions of unskilled workers. These wards are located in close proximity to strategic allocations at Toton and Bennerley. The significant economic development planned in these locations are therefore well placed geographically to assist in addressing unemployment in these wards. In education, skills and training two Local Super Output Areas (LSOAs) in the same ward (Eastwood South) rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

Social / Community Issues

- 2.6.13** There is a strong history of manufacturing, pharmaceutical and communications businesses in the Borough. Whilst the continuing decline of manufacturing has led to a need to re-skill the workforce, established businesses such as Boots puts the Borough in a strong position to attract new inward investment.
- 2.6.14** Average median property prices in Broxtowe at £235,000 (March 2023) are lower than the national average. However, this masks significant variation across the Borough with average prices in the south being higher than the north and easy access to the city from areas in the south impacting strongly on house prices and rents. Housing affordability is a significant issue in the Borough with a significant need for affordable housing identified in the 2023 Housing Needs Assessment.
- 2.6.15** The strong influence of the University of Nottingham is attracting a student population to Beeston. These are key drivers attracting significant student population to the Borough, in particular high proportions of international students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.

2.7 Gedling Spatial Portrait / Local Distinctiveness

Spatial Issues

- 2.7.1** Gedling Borough is a mix of urban and rural with 79.2% of 117,300 residents living in the suburbs of Arnold and Carlton. The remaining residents live in a number of villages including Burton Joyce, Calverton and Ravenshead. Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.
- 2.7.2** In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

Built and Natural Environment Issues

- 2.7.3** Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as five Local Nature Reserves, seventy-eight Local Wildlife Sites and has several areas of fine landscape. In addition, some areas of woodland to the north and west of the Borough have been identified as a possible potential Special Protection Area (SPA). A decision on the extent of any potential SPA is not known.
- 2.7.4** A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the north of the Borough. There are 195 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 174 Grade II), 9 Scheduled Monuments and 4 Registered Parks and Gardens. However, some of these heritage assets are at risk, with 4 Listed Buildings (including Newstead Abbey) and 1 Scheduled Monument included on the national Heritage at Risk Register.
- 2.7.5** Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

Economic Issues

- 2.7.6** As a regional economic hub, Nottingham City is the main work destination for the majority with only 14.2% of Gedling residents having to travel more than 10km to the workplace. While Gedling Borough (31.9%) is below the national average (33.9%) for the percentage of working age residents who are qualified to Level 4 qualifications or above, the main areas of occupation are in management (13%), professional (29%) and associate professional & technical occupations (10%) and Administrative and secretarial occupations (11%). Employment within Gedling Borough tends to be towards the lower skilled end of the market (no qualification or Levels 1 to 3

qualifications - 59.4% for Gedling / 58% nationally) and the Borough is popular with smaller, more locally focussed business due to lower costs.

2.7.7 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery / Chase Farm and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.

2.7.8 There are a number of town, district and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is the largest town centre in the Borough, ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

Social / Community Issues

2.7.9 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield and Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.

2.7.10 Reflecting national trends, the population of the Borough is ageing, and this is especially clear in a number of villages including Ravenshead. Between the last two censuses, the average (median) age of Gedling increased by two years, from 42 to 44 years of age. The number of people aged 65 to 74 years rose by around 2,400 (an increase of 21.7%), while the number of residents between 35 and 49 years fell by around 2,500 (10.1% decrease). Netherfield and Colwick are popular with young families perhaps reflecting the cheaper, smaller houses in this area. The ethnic minority population has increased from 9.7% in 2011 to 14.4% in 2021.

2.8 Nottingham City Spatial Portrait / Local Distinctiveness

Spatial Issues

- 2.8.1** Nottingham City is one of the eight Core Cities in England. According to 2022 Mid-Year Estimates by ONS, the City comprises a very compact and high-density urban area, with a population of 328,500 and an area of only 7,461 hectares. Mainly due to its tight boundary, Nottingham has developed at a higher density than many other towns and Cities, and has developed very strong links and relationships with numerous surrounding settlements and rural areas. Nottingham serves as a strategic centre, attracting people from a wide catchment well beyond its administrative area to access a variety of economic, transport, cultural, and health services and facilities. Many of the suburbs which form part of the built-up area are located in the surrounding districts and boroughs.
- 2.8.2** Nottingham is a leading City in the East Midlands, with its shopping facilities ranked as amongst the best in England, and it has a vibrant and growing leisure and cultural life. However, the City also has some of the worst areas of deprivation and under achievement in the country. There are pockets of deprivation which tend to be focused in the inner City and outer estates.
- 2.8.3** The City is characterised by its urban core, including its attractive and successful City Centre which provides a wide range of retail, cultural and employment opportunities, as well as residential development. This is surrounded by a mixture of residential areas and suburbs, including some historic and attractive areas such as The Park and Wollaton, as well as a number of large post-war estates originally built as council homes, including the Meadows, and Clifton.
- 2.8.4** Nottingham enjoys excellent access to the rail network with a main line station close to the City Centre which provides direct and frequent services to London, as well as connectivity to other key centres including Birmingham, Derby, Leeds, Leicester and Manchester, and local rail services. Strategic road connectivity is also good, with access to junctions 24 – 26 of the M1, as well as the A52, A46, and A1.
- 2.8.5** Within Nottingham itself there are excellent bus networks, as well as the Nottingham Express Transit (NET) tram. Public transport patronage within the City is very high compared to many English Cities, with 71 million passenger journeys by bus or tram in 2023/24. The City has won recognition for its successful management of travel demand, and for reversing national trends by increasing public transport use even during periods of strong economic growth.

Built and Natural Environment Issues

- 2.8.6** The Nottingham City Council Housing Information System shows that the net dwelling increase achieved between April 2011 and March 2023 was 14,354 (i.e. an average of 1,196 per annum). Between 2011 and 2023, 92.3% of dwellings were built on previously developed land.
- 2.8.7** Nottingham has a large number of Listed Buildings (9 Grade I, 31 Grade II*, and over 700 Grade II), and 31 Conservation Areas. There are 8 Local Nature Reserves (LNR) totalling 140.1ha, 64 Local Wildlife Sites and 3 Sites of Special Scientific Interest in the City. There is a large variety of open spaces, and in 2011 there were 15 Green Flag awarded sites across the City. There are extensive areas of open space at the University of Nottingham campus and Wollaton Park, both within the City. Some open

spaces are under-used or of lesser quality, often found within the large estates.

- 2.8.8** The River Trent, Nottingham Beeston Canal, River Leen and Fairham Brook are key elements of the Open Space Network, but the network overall is largely fragmented by development.
- 2.8.9** Historically and culturally there are strong links to Boots, Raleigh bicycles, Paul Smith and the legend of Robin Hood.

Economic Issues

- 2.8.10** The City performs a strategic function in economic terms, serving a labour market which extends far beyond its boundaries. More than 61% of all jobs in Greater Nottingham are within the Nottingham City boundary¹⁷. GVA (Gross Value Added) per head of population in the City is the fourth highest of 8 Core Cities and higher than the average for England¹⁸. However, the tight boundaries referred to above do mean that much of the value added to the local economy is generated by commuters who live outside the City itself. Therefore, despite its strategic role, and a strong performance in attracting job growth, the City ranks 11th most deprived out of the 317 districts in England, and 29.2% of the population of the City live in the 10% most disadvantaged Super Output Areas (SOAs) in the country¹⁹, compared with 0.3% for the rest of Greater Nottingham. However, Nottingham's position in the Indices of Deprivation has improved since 2015, suggesting past regional and ongoing local efforts to address structural and embedded economic challenges are having some impact.
- 2.8.11** Unemployment in the City was 13,310 (5.8%) in March 2024, a rate which had peaked in 2021 but has steadily declined since. This compares poorly with 2.9% for the rest of the Plan area (Broxtowe & Gedling)²⁰. Between January 2023 and December 2023 only 66% of 16-64-year-old people living in the City were in employment. This figure is affected by the number of students, but, even allowing for this, it is low compared to 79.4% for the rest of the Plan area. Addressing employment and skills issues remains a priority, particularly in better equipping the population in the more deprived areas of the City to benefit from the growth and opportunities. Established international businesses such as Experian, Capital One, and sectoral clusters such as BioCity ensure a competitive and strong position in attracting new inward investment.
- 2.8.12** Nottingham is the largest retail centre in the region. As such it is a major location for new investment and current ambitions are focussed around securing the redevelopment of the former Broadmarsh Shopping Centre. This will further strengthen the City Centre's retail and economic role and will represent significant additional inward investment to the City.
- 2.8.13** In addition to the City Centre, the Queens Medical Centre, City Hospital, the universities, Lenton Lane, Blenheim Industrial Estate, and NG2 business park to the west are major employment locations.

Social / Community Issues

- 2.8.14** There is a strong history of manufacturing, textiles and pharmaceuticals in the City, and with the decline in many traditional sectors, there is an ongoing priority to re-skill

¹⁷ Business Register and Employment Survey 2009, Office for National Statistics.

¹⁸ GVA estimates for 2021, Office for National Statistics and Business Register and Employment Survey 2023, Office for National Statistics.

¹⁹ 2019 Indices of Deprivation, Ministry of Housing, Communities and Local Government.

²⁰ Office for National Statistics Claimant Counts April 2024.

and up-skill large sections of the local labour market to continue to address the stubborn pockets of deprivation. The supply of employment land and premises includes a large proportion of low-quality space, as well as former industrial sites which offer potential for mixed-use regeneration and development. In addition, there remains significant demand for new, high quality family housing in the City to reduce the trend of young people and families moving out of the City. The 2021 Census showed a low proportion of family homes within the City with only 7.4% of dwellings having 6 or more rooms in the City compared with 14.9% nationally. There is also a low proportion of owner-occupied housing (45.1%) compared with the rest of Greater Nottingham (73.6%).

- 2.8.15** The 2021 Census highlights that the City has a culturally and ethnically diverse population, with 43% of the population coming from Black and Minority ethnic groups (i.e. all ethnic groups except White British), this compares to 15% for the rest of Greater Nottingham. The strong influence of the University of Nottingham and Nottingham Trent University has attracted a significant student population, including a large proportion of international students and post-graduates.

2.9 Rushcliffe Spatial Portrait / Local Distinctiveness

Spatial Issues

- 2.9.1** Rushcliffe's main centre of population is West Bridgford, a large suburb of Greater Nottingham where around 41,000 of the Borough's 119,000 population live. The remainder of the Borough is largely rural, with the population divided between the six larger settlements (Bingham, Radcliffe on Trent, Cotgrave, Keyworth, Ruddington and East Leake, which range in population from around 7,000 to around 10,000 people) and the smaller rural villages. A large part of the Borough (approximately 40%) falls within the defined Nottingham-Derby Green Belt that encircles Greater Nottingham.
- 2.9.2** West Bridgford acts as a key service centre for a number of the surrounding smaller settlements, and contains the Borough's largest retail centre that is relatively well performing. Outside of West Bridgford, the six towns and larger villages provide a range of facilities and services. Several of the medium sized villages such as East Bridgford, Gotham, Tollerton, Aslockton, Sutton Bonington and Cropwell Bishop have some local facilities to serve their population.

Population Trends

- 2.9.3** The population of Rushcliffe increased by 7.1% between 2011 and 2021. This has not occurred evenly across the Borough, and while some settlements have seen increases in population, others have seen stagnation or declines.
- 2.9.4** The main differences between the Rushcliffe age profile and the profile nationally is that there are proportionally fewer people in early adulthood living within the Borough, but more in every age category from 40 years onwards. The number of people of pensionable age is also increasing at a faster rate than the national trend and there are certain settlements that have very high concentrations of people of pensionable age.

Connections

- 2.9.5** In terms of the highways network, a number of important trunk roads pass through the Borough. The A46 links Rushcliffe to Newark to the north and Leicester to the south,

the A52 links to Grantham to the east and the A453 is a major route linking Nottingham and Rushcliffe to East Midlands Airport and the M1. There are capacity issues with the A52, with junction improvements being undertaken by National Highways to reduce congestion and provide capacity. Work on the final junctions at Nottingham Knight and Wheatcroft will start in 2024.

- 2.9.6** The NET tram extension to Clifton passes through the Borough at Wilford and Compton Acres, with the aim of improving accessibility to the City Centre. The rural parts of the Borough suffer more acutely from accessibility issues due to poorer transport links in these more isolated areas.

Built and Natural Environment Issues

- 2.9.7** Rushcliffe's landscape is largely rural and generally comprises rolling lowland farmland. Variation in character is provided through the higher land of the Nottinghamshire Wolds, the edges of the Vale of Belvoir and parts of the Trent Valley. Rushcliffe has a rich heritage with 31 Conservation Areas, 4 Registered Parks and Gardens, 27 Scheduled Ancient Monuments, over 680 Listed Buildings and Structures and numerous other non-designated assets including those listed on the Nottinghamshire Historic Environment Record. Some of these listed structures are, however, at "risk". English Heritage's national Heritage at Risk Register listed, at February 2024, five listed buildings and two scheduled monuments within Rushcliffe. In relation to the natural environment, the Borough has, at February 2024, 8 Sites of Special Scientific Interest, 222 Local Wildlife Sites, 8 Local Nature Reserves and 3 Country Parks.

Economic Issues

- 2.9.8** Rushcliffe is the most affluent local authority area in the county, with full time workers earning 20% more than the regional average. It ranks 314 out of 317 local authorities on a national deprivation scale (Index of Multiple Deprivation), with 1 being most deprived (as at 2019). However, there are pockets of relative deprivation, for example in Cotgrave, Keyworth and Bingham.
- 2.9.9** Rushcliffe acts, to an extent, as a residential area serving the Greater Nottingham employment area, with a lot more workers in the Borough than there are jobs. A certain level of imbalance is not surprising given the proximity of West Bridgford to Nottingham City, where around a third of Rushcliffe's residents work. In terms of employment within the Borough, there is a strong dominance towards three sectors: Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles; Education; and Human Health and Social Work Activities (Nomis, 2022). Established employers include the British Geological Survey and British Gypsum.

Housing mix and social need

- 2.9.10** The predominant tenure in Rushcliffe is owner-occupation. Nearly 75% of households own their own homes, either outright or with a mortgage. This is significantly above the national average for owner occupation of 61%.
- 2.9.11** Property prices are relatively high, with an average house price of £333,551 compared with the Nottinghamshire average of £228,609 (Land Registry, November 2023). Housing affordability is a significant issue within the Borough, with average house prices over eight times average incomes. The problem of affordability can be particularly significant in the rural parts of the Borough where house prices tend to be

higher. Poor access to essential services in rural areas can lead to significant deprivation, with people without access to a car especially vulnerable.

Culture and sport

2.9.12 There are a rich variety of listed buildings, conservation areas, scheduled ancient monuments and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important sports facilities, including Trent Bridge Cricket Ground, the Nottingham Forest football ground, and the National Watersports Centre.

The Delivery Strategy

Section A: Sustainable Growth

- 3.1.1.** This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. There is policy aimed at minimising Greater Nottingham's climate changing emissions (in combination with other policies) and reducing its impact, so the area can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the Trent and its tributaries and other sources.
- 3.1.2.** The other policies set out where new growth should be directed, including the amount and distribution of development across Greater Nottingham and the identification of the strategic sites that are critical to achieving the plan's housing.
- 3.1.3.** Planning for continued changes in the future economy is as important as planning for new housing growth, and the two need to be considered together, therefore policies identify the location of strategic employment and mixed use (housing and employment) sites. The principle of the Green Belt and its protection is important in shaping the future growth of Greater Nottingham and guidance is given on its future review in the Plan area.
- 3.1.4.** Our city, town and local centres have experienced significant changes, as retail has shifted online, and the increased home working reduced demand for office spaces. In response to these changes, this plan includes policies that ensure these centres remain sustainable, vibrant and attractive hubs for the residents that they serve and to visitors.
- 3.1.5.** The policies for a sustainable growth are:
1. Climate Change
 2. The Spatial Strategy
 3. Housing Provision
 4. The Green Belt
 5. Employment Provision and Economic Development
 6. Nottingham City Centre
 7. Role of Town and Local Centres

Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk

- 1. Proposals for carbon neutral development are strongly supported. All development proposals will be expected to mitigate against and adapt to climate change, to comply with the national target to bring greenhouse gas emissions to net zero by 2050 and contribute to the Councils' carbon neutral targets on reducing carbon emissions and energy use.**

Sustainable Construction and Design

- 2. New buildings are expected to achieve net zero regulated operational emissions, evidenced through an energy statement submitted with the planning application, unless it can be demonstrated that compliance is unviable or unfeasible:**
 - a) All new residential development (Use Classes C3 and C4, except householder development) and purpose-built student accommodation should demonstrate a minimum 63% improvement on Part L 2021 Building Regulations Target Emissions Rate (or equivalent reduction on future Building Regulations) through energy efficiency measures (including heat pumps).**
 - b) All major (1,000 square metres or more) new non-residential development, hotels (Use Class C1) and residential institutions (Use Class C2) should demonstrate the following percentage improvement on Part L 2021 Building Regulations Target Emissions Rate (or equivalent reduction on future Building Regulations) through any on-site measures:**
 - i. Offices, greater than 25%**
 - ii. Schools, greater than 35%**
 - iii. Industrial buildings, greater than 45%**
 - iv. Other non-residential buildings, hotels and residential institutions, greater than 35%;**
- 3. For all development covered by part 2 of the Policy above:**
 - a) The use of fossil fuels and connection to the gas grid is strongly discouraged and will require robust justification;**
 - b) Provision of on-site annual renewable energy generation capacity is required to at least equal the predicted annual total regulated energy use, to achieve net zero regulated emissions once measures required by part 1.2 of the Policy have been implemented;**
 - c) Where on-site net zero regulated operational emissions are not possible, it should be demonstrated that the amount of on-site renewable energy generation equates to more than 113 kWh/m² building footprint / year. In the case of a multi-building development, any shortfall should be made up across the development where possible. Large scale development (50 dwellings or 5,000 square metres or more) should demonstrate that opportunities for on-site renewable energy infrastructure have been explored and implemented where feasible;**
 - d) Only in exceptional circumstances and as a last resort where it is**

demonstrably unfeasible to achieve an on-site net zero regulated energy balance, any shortfall is to be offset via a S106 contribution, reflecting the cost of solar PV delivered off-site, at a cost of £1.69/kWh in 2024, revised annually.

- 4. Development proposals for existing buildings which result in considerable improvements to their energy efficiency, carbon emissions and / or general suitability, condition and longevity will be supported, with significant weight attributed to those benefits. In addition, the development of existing buildings should:
 - a) demonstrate a consideration of sustainable construction and design;**
 - b) consider alternatives to conventional fossil fuel boilers. This should be explored through a Low / Zero Carbon assessment of low carbon energy supply options within the submitted application documents;**
 - c) sensitively retrofit energy efficiency measures and use appropriate micro renewables in historic buildings, including listed buildings, locally listed buildings and buildings within conservation areas, having regard to the special characteristics of the heritage assets to ensure they are conserved in a manner appropriate for their significance.****

- 5. Sustainable design should be incorporated in development including the following (where appropriate):
 - a) the efficient use of mineral resources, waste minimisation through the incorporation of a proportion of recycled and / or secondary aggregates and reusing material from excavation;**
 - b) the use of landform, layout, building orientation, height, massing, siting, design, materials and landscaping to reduce energy consumption;**
 - c) water efficiency that meets the highest national standard (currently 110 litres per person per day); and**
 - d) measures that enable sustainable lifestyles for the occupants of the buildings such as promoting active travel through design and layout to ensure accessibility to everyday services and facilities on foot, by bicycle or public transport.****

- 6. When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability can be achieved by utilising measures further down the hierarchy. Implementing the energy hierarchy within the design of new buildings means prioritising fabric first, passive design and landscaping measures to minimise energy demand for heating, lighting and cooling.**

Climate Change Adaptation

- 7. The building form and its construction should allow for adaptation to future changes in climate through where it is located, how it is laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high**

temperatures and periods of intense rain and storms. Its construction should allow for and not prevent further reduction in the building's carbon footprint.

8. Development should be designed so as to integrate with existing Blue and Green infrastructure networks on site and where appropriate integrate with or contribute to offsite green infrastructure networks to address climate change including mitigation against flooding, carbon reduction, improving air quality whilst enhancing recreational opportunities, encouraging active travel and biodiversity.
9. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the Plan area will be promoted and encouraged, including wind, solar photovoltaics, biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so. Solar photovoltaic schemes should avoid the best and most versatile agricultural land.

Flood Risk and Sustainable Drainage

10. Development will be supported that:
 - a) adopts the precautionary principle, with areas at a low flood risk being the priority;
 - b) individually or cumulatively does not increase the risk of flooding elsewhere; and
 - c) reduces flood risk.
11. Where no reasonable site within Flood Zone 1 is available, allocations identified through future plan preparation within Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.
12. When applying the Exception Test, the following factors will be taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:
 - a) there are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and
 - b) the risk can be satisfactorily mitigated by engineering and design measures.
13. All new development must incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner, and Sustainable Drainage Systems should be incorporated into all new development wherever feasible. In relation to heritage assets consideration should be given to potential impacts of Sustainable Drainage Systems on the significance of the heritage asset including its setting which should be preserved and enhanced.

Justification

- 3.2.1.** There is a large body of research about the effects and impacts of climate change at the national and international level most notably the work of the Intergovernmental Panel on Climate Change (IPCC). The Plan area, along with much of the rest of the country, experienced hot summers and drought in 2018 and 2022 and the area has experienced severe flooding events most notably in 2002, 2007, 2019, 2021 and 2022 which have caused significant disruption. Data on the effects of climate change at a local level are available from the “climatejust” mapping tool²¹. This data indicates that the Plan area has significant areas with a relatively high vulnerability to the effects of heat and flooding, and significant areas defined as being in fuel poverty. These areas often correlate with deprived areas as defined in the Government’s Index of Multiple Deprivation (IMD).
- 3.2.2.** The Climate Change Act commits the UK government by law to reduce greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. An announcement on 4th December 2020 stated that the Government’s target was to achieve a reduction of 68% in greenhouse gas emissions from the 1990 baseline by 2030. The Government’s Carbon Budget Order June 2021, which came into force on 23rd June 2021, sets out the carbon budget for limiting the volume of greenhouse gases emitted over a 5-year period from 2033 to 2037 (years inclusive) to achieve a 78% reduction. Councils have agreed their own carbon neutral targets as follows:

	Date	Statement	In-house carbon neutral target	Area-wide carbon neutral target
Broxtowe	17/07/19	Emergency declared	2027	To be determined
Gedling	20/01/19	Emergency declared	2030	2030
Nottingham City	21/01/19	Commitment made	2028	2028
Rushcliffe	07/03/19	Emergency declared	2030 ²²	No target

- 3.2.3.** Land use planning has a key role in meeting these national and local targets exercised through planning controls over new developments and conversions and changes of use requiring planning permission. Policy 1 includes measures to mitigate the impact of climate change, for adaptation to meet the challenges of climate change and to build resilience to cope with the impacts of climate change. Mitigation means to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. Adaptations are adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures. Whilst adaptation and resilience are interrelated resilience normally means the ability to recover from hazardous events, trends, or disturbances related to climate change. Policy 1 is structured around the need for sustainable construction and design, mitigation, adaptation and resilience albeit some of the policy measures set out in Policy 1 embody more than one element. In relation to flood risk, Policy 1 Part 10 adopts the precautionary approach towards flood risk by directing development away from areas of highest risk but allows for exceptions to be applied in

²¹ "Climate change, justice and vulnerability", Joseph Rowntree Foundation Report, York <https://www.jrf.org.uk/climate-change-justice-and-vulnerability>

²² To be considered

order to support regeneration provided the development is considered safe over its lifetime.

National Legislation, NPPF and NPPG

- 3.2.4.** Section 19 of the Planning and Compulsory Purchase Act 2004 requires LPAs to include Local Plan policies, which are designed to secure the development and the use of land, that contribute to the mitigation of, and adaptation to, climate change.
- 3.2.5.** The Planning and Energy Act 2008 allows local planning authorities (LPAs) to set energy efficiency standards in their development plans that exceed the energy efficiency standards set out in the Building Regulations. Such policies must not be inconsistent with relevant national policies for England. A Written Ministerial Statement dated 13 December 2023 confirms that acceptable planning policies that go beyond Building Regulations should be justified to ensure development remains viable, so the policy will not impact on housing supply, and any additional requirement is expressed as a percentage uplift on the dwelling's Target Emissions Rate.
- 3.2.6.** The Government has announced that by 2025, the Future Homes Standard will require homes to be zero-carbon ready as part of Building Regulations. This effectively means all new homes will be highly energy efficient and without fossil fuel heating systems. It extends to the provision of adequate ventilation through changes to Part F, to align with the more airtight construction encouraged by Part L of the Building Regulations. At the same time, an interim uplift in Part L standards came into force on 15th June 2022 requiring houses to be future-proofed and move the industry towards the Future Homes Standards.
- 3.2.7.** The NPPF 2023 (paragraph 158) sets out national requirements for planning and climate change. LPAs are required to adopt proactive strategies to adapt to and mitigate against the impacts of climate change in line with objectives and provisions of the Climate Change Act (2008). Paragraph 159 states that planning should avoid increased vulnerability to the range of impacts arising from climate change and where development cannot be avoided in areas which are more vulnerable to manage the risk. Planning policies should also seek to reduce greenhouse gas emissions through the location, siting and design of development.
- 3.2.8.** Government Planning Practice Guidance²³ advises how suitable mitigation and adaptation measures can be implemented in the planning process in order to address the impacts of climate change. This focuses on win-win solutions, for example:
- by maximising summer cooling through natural ventilation in buildings and avoiding excessive solar gain in summer;
 - through district heating networks that include tri-generation (combined cooling, heat and power); or
 - through the provision of multi-functional green infrastructure, which can reduce urban heat islands, manage flooding and help species adapt to climate change – as well as contributing to a pleasant environment which encourages people to walk and cycle.

Sustainable Construction

- 3.2.9.** Locally, the Councils commissioned BioRegional to prepare an evidence base to

²³ <https://www.gov.uk/guidance/climate-change> Page 52

support reducing carbon in new developments. Their report, Greater Nottingham Strategic Plan: Carbon Policy Support (A2iii: Evidence Base), 13 May 2024, was prepared in light of the Ministerial Statement on 'Planning – Local Energy Efficiency Standards Update' of 13 December 2024, and recommends an approach to achieve net zero regulated operational carbon development in terms of a percentage reduction in a buildings target emissions rate. Operational means carbon emitted during the use of the building, whilst regulated means the share of operational emissions that are regulated by Building Regulations, such as heating, cooling, hot water and fixed lighting. Policy 1 part 2 sets out an approach to 'net zero carbon' development, covering operational and regulated emissions.

3.2.10. All relevant planning applications should provide an energy statement which demonstrates how the proposal meets the policy requirements in accordance with the energy hierarchy:

Stage 1: Energy Efficiency (Policy 1 part 2(a) and 1.2(b))

Stage 2: Zero and Low Carbon Energy Sources and Technologies (Policy 1 part 3(a), (b) and (c))

Stage 3: Offsetting (Policy 1 part 3(d))

3.2.11. For outline applications, the degree of detail provided in the outline energy strategy will be less than for full and reserved matters applications. Compliance with the policy will be conditioned at outline stage and must be confirmed in detailed reserved matters. It is also recognised that this means the outline energy calculations may be largely based on assumptions. The aim should be to demonstrate that options have been identified by which the development could comply with the policy targets, taking into account the broad mix of anticipated floorspace, typologies and site conditions. Statements made about estimated carbon and energy performance based on a high degree of assumptions at outline stage should be reassessed at reserved matters stage, albeit the reserved matters may diverge in how the required compliant performance will be achieved.

3.2.12. The policy approach is consistent with the Future Homes Standard (FHS) and Future Building Standard (FBS), and also aligns with the 13th December 2023 Written Ministerial Statement setting out that acceptable planning policies that go beyond Building Regulations should have a well-reasoned and robustly costed rationale that ensures:

- That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.
- The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).

Stage 1: Energy Efficiency (Policy 1 part 2 (a) and 1.2 (b))

3.2.13. For residential development of one or more dwellings (including purpose-built student accommodation), the policy seeks a 63% reduction compared to a baseline of Part L of the Building Regulations 2021. This is equivalent to the 75% carbon reduction anticipated to be achieved by the Future Homes Standard (FHS) (2021 specification) against Part L 2013. FHS is expected to become the new national minimum

requirement from 2025. Including this in policy ensures the standards are met should the introduction of FHS be delayed or its requirements weakened. Passivhaus certification is also acceptable, as Passivhaus certified homes represent a significant improvement in energy performance beyond FHS.

3.2.14. The FHS has improvements to thermal insulation and resistance of floors, roofs, walls, doors and glazing above a Part L 2021 'notional dwelling', and also includes a heat pump as the primary heat source rather than a gas boiler. Where the indicative FHS specification cannot be met, for example if it is unfeasible or unviable to match the FHS specification for certain building elements, this can be compensated for by making improvements to other elements to achieve the required Dwelling Emission Rate.

3.2.15. For non-residential development of more than 1,000 square metres, the policy seeks a greater than 25% to 45% reduction (dependent on development type) compared to a baseline of Part L of the Building Regulations 2021. Passivhaus certification is also acceptable.

3.2.16. Energy demand can be minimised through:

- building orientation and solar gain (avoiding overheating);
- the building form avoiding extensive, complicated building shapes to reduce external surface area;
- improving the building fabric through better insulated walls, windows, floors and roofs, improving airtightness and avoiding thermal bridges;
- using types and sources of energy that minimise losses in the generation and distribution process, and / or which use waste heat; and
- making use of efficient services and appliances.

3.2.17. For the purposes of this policy, heat pumps are to be calculated as an energy efficiency measure, rather than a renewable energy measure.

3.2.18. Where full compliance is not feasible or viable, proposals should demonstrate through the energy statement that carbon reductions to the greatest extent feasible through energy efficiency measures have been considered and incorporated.

3.2.19. Energy statements should also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the FHS or Future Building Standard (FBS) (indicative specification, or final, as available at the time of application).

Stage 2: Zero and Low Carbon Energy Sources and Technologies (Policy 1 part 3(a), (b) and (c))

3.2.20. Development should demonstrate through the energy statement that additional renewable, zero and low carbon energy technologies have been provided on site to achieve the required carbon reductions and achieve on-site net zero regulated operational carbon. (NB this can include off-site existing or planned zero, low carbon or renewable energy generation or heat network provision which has capacity to serve the development and where there is a direct off-grid connection to the development.)

3.2.21. Measures can include any measure that is low carbon in comparison to the Building Regulations baseline for that type of energy use, such as: solar, hydro or wind energy; direct electric heating (only recommended alongside an additional renewable energy source such as solar panels); heat networks (including waste heat), biomass or biogas (if sustainably managed and / or is a waste product that would otherwise create CO²

in its decay or disposal); energy storage (electric and heat). Where it is not feasible or desirable to include measures on each building in a multi-building development, site-wide measures should be incorporated, such as car park canopies.

- 3.2.22.** As a minimum, it should be demonstrated that on-site renewable energy generation equates to more than 113kWh/m² building footprint / year, which is considered to be achievable within the Plan area with 70% roof coverage of solar PV. It is recognised that achieving on-site net zero energy balance is more challenging for medium and high-rise buildings due to less relative roofspace for solar PV compared to the number of units in the building. Policy 1.3(d) allows for exceptions for such buildings, but the 113kWh/m² building footprint / year measure is still important to ensure these buildings maximise PV generation on the limited roofspace available.
- 3.2.23.** Where full compliance is not feasible or viable, proposals must demonstrate through the energy statement: that additional renewable, zero and low carbon energy technologies have been provided to the greatest extent feasible and viable; and that the development incorporates 'zero carbon ready' (as opposed to immediately providing 'low / zero carbon') technologies.
- 3.2.24.** Meeting the TERs in the policy should make the use of fossil fuels for powering buildings much less necessary, and for compatibility with national and local carbon budgets, development should avoid the use of fossil fuels for the operation of the building, so connection to the gas grid is not permitted without robust justification.

Stage 3: Offsetting (Policy 1 part 3(d))

- 3.2.25.** BioRegional also prepared a document to support the approach to offsetting, the Greater Nottingham Strategic Plan: Carbon Policy Support (A3 Offsetting) 3 April 2024. Where developments cannot achieve net zero regulated operational emissions, they will be required to offset any residual regulated carbon emissions, through offsetting the shortfall in on-site renewable energy needed to achieve an on-site net zero energy balance (the difference between predicted annual energy use and predicted renewable energy generation). Offsetting will only be acceptable where carbon reduction measures in stages 1 and 2 have been maximised, as demonstrated and justified through the energy statement.
- 3.2.26.** The aim of offsetting is to enable development to have net zero regulated emissions where feasibility factors, such as insufficient roof space or excessive shading, prevent on-site solutions, or where the heritage impact cannot be made acceptable. It allows a development to be policy-compliant where all on-site measures have been explored.
- 3.2.27.** The developer will be expected to make up the shortfall by contributing to the Council's offsetting fund, based on the cost of providing off-site solar PV, at £1.69/kWh in 2024, revised annually, as reported in the "Solar Photovoltaic (PV) Cost Data" published by the Department of Energy Security and Net Zero (<https://www.gov.uk/government/statistics/solar-pv-cost-data>). The detailed methodology is set out in the BioRegional Carbon Policy Support (A3 Offsetting) report. The money collected will be ringfenced to support the delivery of alternative solar PV provision (or equivalent energy generation / efficiency measures), for instance by supplementing grant funded projects to install renewable energy on existing buildings.
- 3.2.28.** Offsetting funds should be paid on or prior to commencement of works on site for a full planning application or reserved matters scheme. The reason for payment into the offset fund on or prior to commencement of works is so that delivery of the offset

projects can be on a timescale not too dissimilar from the timescale for completion and occupation of the development. The aim is to enable, wherever possible, the offsetting project to be producing renewable energy no later than the development's occupants begin to place their demands on the grid.

Sustainable Construction – further guidance

- 3.2.29.** There is often a large difference between how buildings are supposed to perform, and how they actually do. An assured performance method is therefore recommended to ensure the building is constructed as intended and as modelled at the design stage. This helps mitigate any performance gap between designed and as-built performance.
- 3.2.30.** Assured performance methods are processes to follow throughout design, construction, commissioning and building handover that reduce the energy performance gap (the gap between predicted energy use and actual energy use). This not only helps keep the building's actual carbon emissions to a minimum, but they also help to ensure occupant satisfaction. Suitable methods include BSRIA (Building Services Research and Information Association) Soft Landings, NEF/GHA (National Energy Foundation / Good Homes Alliance) Assured Performance Process, and Passivhaus certification. Other processes may be available or become available during the course of the Plan.
- 3.2.31.** Increasing energy efficiency through fabric measures can increase the risk of buildings overheating, particularly as hotter weather is predicted due to climate change. It is important to ensure that dwelling designs are carefully balanced so as to avoid the need for active cooling as far as possible, by ensuring that the building is not subject to excessive heat gains (for example, designs should carefully optimise the amount of solar heat gain from sunlight entering via glazing, so that the optimal winter gains are achieved to reduce heating demand while avoiding excessive gains in summer). Where it is unavoidable to use some active cooling, it is recommended to provide this with heat recovery for hot water uses, and to provide any active cooling through a reversible heat pump system as the home is likely to need a heat pump anyway, to meet the overarching carbon reduction required by this policy.
- 3.2.32.** Part O of the Building Regulations addresses overheating risk in development. In order to demonstrate compliance, Chartered Institution of Building Service Engineers overheating assessments are recommended for both residential and non-residential development. (The simplified method on offer for Part O of Building Regulations should be avoided as it is inaccurate, and it can be hard to demonstrate compliance).
- 3.2.33.** Policy 1 part 5(a) requires development to be efficient in the use of mineral resources, use of recycling materials and to minimise waste. Embodied carbon forms a significant part of total carbon emissions for built development. Embodied carbon equates to the emissions associated with materials, construction processes, maintenance / refurbishment during their lifetime and the eventual end of life of a development. Embodied carbon is usually reported as kilogrammes of carbon per metre square of gross internal area.
- 3.2.34.** New major development is encouraged to give consideration as to how the embodied carbon of the proposed materials to be used in the development have been considered and reduced where possible, including with regard to the type, life cycle and source of materials to be used. A limit of 550 kgCO₂e/m² GIA is feasible for all building types using typical materials to comply with Part L 2021 (i.e. current industry standard), so is a useful benchmark.

3.2.35. Embodied carbon can be minimised where the following principles are followed:

- Reusing and retrofitting existing built structures
- Utilising repurposed or recycled materials
- Choosing low-carbon materials (e.g. timber, lime mortar / render or low-carbon production materials)
- Fabric first approach to holistically reduce embodied and operational carbon
- Low-carbon operational water use
- Design for future deconstruction and reuse
- Design an efficient building shape and form
- Incorporate carbon sequestering materials
- Design for durability and flexibility
- Address embodied and operational carbon reductions together
- Determine expected building lifespan
- Source materials locally
- Minimise waste
- Efficient and lightweight construction
- Follow circular economy principles

3.2.36. Some materials have high embodied carbon and should be replaced with lower impact alternatives where possible or used as sparingly as possible via efficient design. High embodied carbon materials include:

- Concrete and cement
- Steel
- Other metals (e.g. aluminium, zinc and copper)
- Plastic and glass
- Materials that require long distance transportation between source and site, especially by road.

Existing Buildings (Policy 1 part 4)

3.2.37. There is a significant opportunity to reduce carbon emissions by retrofitting the existing building stock, and significant weight will be given to proposals that deliver energy and carbon savings in existing buildings. In addition, reusing existing buildings recognises the value of embodied carbon already present. Applications for the development of existing buildings should demonstrate that sustainable construction and design has been considered within the proposal, and that alternatives to fossil fuel boilers have been considered where heating systems are being upgraded or replaced. Low carbon energy supply options should also be assessed.

3.2.38. Applicants are encouraged to demonstrate how sustainable design, material choices and construction methods have reduced carbon emissions through construction and operation.

3.2.39. Some measures may require careful consideration when applied to historic buildings (designated and non-designated heritage assets, including locally listed buildings) and buildings in a Conservation Area. Sensitive retrofitting of energy efficiency measures and the appropriate use of micro renewables will be encouraged, provided the special characteristics of the heritage assets are conserved in a manner appropriate for their significance. Further guidance “Retrofit and Energy Efficiency in Historic Buildings” is available from the Historic England web site.

Sustainable Design (Policy 1 part 5)

- 3.2.40.** Policy 1 part 5(a) seeks to minimise the use of resources during the construction phase of development, through encouraging the use of secondary or recycled materials, minimising waste produced during development, and reusing material on site whenever possible.
- 3.2.41.** Policy 1 part 5(b) sets out key design principles to maximise the resilience and adaptation of development including landform, layout, building orientation, massing, siting, design, building form, materials and landscaping (see glossary for main definitions) and in summary involve consideration of the following:
- The layout of the site and orientation of buildings and whether this has taken account of solar gain and other environmental factors to reduce the need for mechanical heating and artificial lighting in the development;
 - Will the landform, layout and design minimise the negative effects of wind including wind turbulence and funnelling?
 - The massing, scale and height of buildings should not overshadow adjacent buildings or prevent sufficient natural light;
 - The use of materials that provide insulation to keep properties warm in winter without excessive over heating in summer;
 - The building form, size and compactness;
 - Design and integration of landscaping should provide shade for buildings and streets, act as a wind break from prevailing cold winds and improve air quality;
 - Good connectivity within the development and to the wider community to maximise routes that reduce car travel;
 - Design and integration of open spaces and green networks; street trees and green roofs / walls to promote urban cooling, access to nature and healthy places; and
 - Reduction of flood risk through the use of sustainable drainage systems (SuDS) and how these can enhance water quality, amenity and biodiversity.
- 3.2.42.** For proposals affecting heritage assets and their setting there may be occasions when mitigation and adaptation measures are inappropriate in the context of the historic environment and the need to protect their significance including their setting should be given considerable weight in the planning balance. See Policy 11 for further guidance.
- 3.2.43.** The Environment Agency's Water Stressed Areas Final Classification, 2021 defines Severn Trent Water area (excluding Chester) as seriously water stressed. Greater Nottingham falls within this area. The Government has stated that local planning authorities can include policies in plans which include a target for water consumption based on the optional National Housing Standard of no more than 110 litres per person per day. Policy 1 part 5(c) requires development to meet this National Housing Standard in order to promote the more efficient use of water resources. The Policy is consistent with the strategy of Severn Trent whose Water Management Plan (2019) emphasises the importance of using water efficiently, reducing per capita consumption and leaks to maintain an adequate water resource. Severn Trent is currently preparing a new Water Resources Management Plan having published a consultation draft in November 2023 which is anticipated to be published in summer 2024.
- 3.2.44.** A key aspect of planning for climate change and adaptation is to encourage lifestyle and behavioural change. Policy 1 part 5(d) requires development to encourage sustainable lifestyles. For example, layouts that minimise the use of the private car and

prioritise safe and attractive routes that benefit pedestrians and cyclists, and street design which is pedestrian and cycle friendly as opposed to just routes for vehicles to pass through. Policy 10 provides more guidance on design and guidance on parking is provided in Nottinghamshire County Council's Guidelines for Parking. Further guidance on sustainable design for carbon neutral development will be set out through future plan preparation.

Climate Change Adaptation (Policy 1 part 7 to 9)

3.2.45. The NPPF requires development to be adaptive to climate change. This means addressing both short and long-term impacts of climate change. It is critical that new builds and refurbishment of properties where planning permission is required are "future proofed" to ensure that they are adaptable to future changes in climate as set out in Policy 1.7. This may include consideration of the following:

- Adaptable to social, technological, economic and regulatory change;
- Maximise the life cycle of the building and minimise operating costs;
- Homes capable of adaption over the lifetime for example through the Lifetime Homes Standard;
- Being capable of connection to renewable and low carbon energy generation;
- More efficient in the consumption of water; and
- More resilient to flood risk including for example, raised ground floor levels and external and internal flood resilient fixtures and fittings; and the application of nature-based solutions such as incorporating green infrastructure, enhancing and protecting habitat and incorporation of green roofs / walls.

3.2.46. Policy 1 part 8 requires development proposals to integrate with green and blue infrastructure networks on, and where possible off-site (see Policy 16). The objective is to create more continuous and connected Blue and Green infrastructure assets. These are important for climate mitigation, adaptation and resilience by addressing the heat island effects of urban areas through cooling and in mitigating flood risk as well as helping to improve air quality and biodiversity net gain.

3.2.47. Policy 1.9 supports renewable and low-carbon decentralised energy schemes which are important components of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City Centre and St Ann's. The area is also home to small-scale photovoltaic, hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate. In the case of photovoltaic schemes, the Government has confirmed that they should where possible, utilise suitable previously developed land, contaminated land and industrial land. Where the proposed use of any agricultural land has been shown to be necessary, poorer quality land should be preferred to higher quality land avoiding the use of "Best and Most Versatile" agricultural land. (Agricultural Land Classification Grades 1, 2 and 3a). Further guidance on decentralised renewable and low carbon energy schemes may be set out through future plan preparation.

Flood Risk and Sustainable Drainage

- 3.2.48.** Flood risk is a significant issue in Greater Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere by adopting the precautionary principle will therefore be supported.
- 3.2.49.** The Plan area contains significant areas of brownfield land in urgent need of regeneration, but which may also be at risk of flooding. The Exception Test, as set out in the National Planning Policy Framework, applies to development in these locations, if lower risk alternatives are not available. Regeneration of this land can bring significant sustainability benefits to the wider community, in terms both of reducing the need to travel and reducing the need for greenfield development and will therefore be an important consideration in applying the Exception Test locally. These sites, were they to come forward, will need to provide adequate flood risk mitigation and crucially cannot increase risk to third parties.
- 3.2.50.** Some parts of the urban area are also prone to flooding from surface water runoff, including steep sided sites where it is particularly important to manage surface water runoff to reduce flood risk to others. Limiting runoff can be helpful in reducing the risk of flooding from this source, and the Councils will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. SuDS play an important role in positively addressing climate resilience and assisting developments to reduce their carbon footprints. A well-designed Sustainable Drainage System can help meet climate targets through its ability to improve water quality while managing and mitigating both flood risk and surface water runoff created as a result of new development.
- 3.2.51.** For development on brownfield sites, new developments must aim to reduce the rate of runoff from the sites. As a minimum, for greenfield sites, the aim should be to reduce surface water runoff where possible or to ensure runoff levels are no worse than those present prior to development.

Information in support of planning applications

- 3.2.52.** Compliance with Policy 1 part 2 and 3 should be demonstrated through an energy statement submitted with Planning Applications for relevant development proposals. In addition, major development should demonstrate compliance with other aspects of the Policy with a Sustainability Statement demonstrating how relevant requirements of Policy 1 have been met including but not limited to:
- Water conservation;
 - Health and Wellbeing including day-lighting analysis and thermal comfort;
 - Material usage, wastage, responsible sourcing and environmental impact, including embodied carbon;
 - Pollution issues, low NO_x, low global warming potential (GWP), reducing need for mechanical cooling;
 - Green infrastructure connections; and
- 3.2.53.** The Council's Validation Checklists will clarify what information is required to be submitted with different types of application, and will include other information required as part of planning applications such as site-specific flood risk assessments and transport assessments which also address sustainability issues.

3.2.54. In accordance with the NPPF, for proposals affecting heritage assets and their settings the applicant should describe the significance of any heritage assets affected including any contribution made by their setting in order to understand any potential impact of the proposal on their significance which should include potential issues arising from climate change measures. Non-major development should also demonstrate how it is addressing climate change mitigation and adaptation. Further guidance on the content of sustainability statements will be set out in informal planning guidance.

Monitoring Arrangements

Targets	Indicators	Delivery
To reduce per capita CO ² emissions	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	Future plan preparation and Development Management decisions
Increased number of low and zero carbon decentralised energy networks	Number of low and zero carbon decentralised energy networks.	Development Management Decisions
All new dwellings to comply with higher water efficiency standard	Number of new dwellings complying with higher water efficiency standard	Building Control
Zero planning permissions contrary to Environment Agency advice on flooding	Number of permissions granted in flood risk areas against Environment Agency advice	Development Management decisions

Policy 2: The Spatial Strategy

- 1. Sustainable development in the Plan area will be achieved through:**
 - a) Ensuring that development maximises opportunities to enhance the Blue and Green Infrastructure network and incorporates Blue and Green Infrastructure into new development;**
 - b) Promoting urban living through prioritising sites for development firstly within the main built up area of Nottingham, and to a lesser extent adjoining it;**
 - c) Ensuring that new development adjoining the built up area of Hucknall, or in or adjoining Key Settlements, is of a scale and character that supports these as sustainable locations for growth;**
 - d) Creating sustainable communities that have local community services and facilities, are attractive places to live and visit and which enhance the quality of life for residents;**
 - e) Ensuring that walking, cycling and public transport infrastructure connects new development to local community services, retail, and employment; and**
 - f) Maximising the economic development potential of key sites including the former Ratcliffe on Soar power station, former Bennerley Coal Disposal Point, Toton Strategic Location for Growth and the wider Broad Marsh area.**

- 2. The settlement hierarchy to accommodate this growth is sequential and consists of:**
 - a) in the main built up area of Nottingham;**
 - b) adjoining the main built up area of Nottingham;**
 - c) adjoining to the Sub Regional Centre of Hucknall; and**
 - d) in or adjoining Key Settlements.**

- 3. At other settlements development will be smaller scale as defined through future plan preparation.**

Justification

- 3.3.1.** The spatial strategy follows from the Vision and the Objectives set out in Chapter 2. It is aspirational but realistic, and has been positively prepared to meet the development and infrastructure needs of Greater Nottingham. It provides a framework and context for the other policies of the plan.

Blue and Green Infrastructure

- 3.3.2.** Policy 2 sets out how sustainable development will be achieved. Enhancing Blue and Green Infrastructure contributes to achieving sustainable development by providing a

vital multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Blue and Green Infrastructure creates high quality environments and well-designed places which promote healthy and safe communities. It provides recreational opportunities which are attractive to residents, business and investors, mitigates climate change through carbon storage, cooling and shading, provides natural flood risk mitigation, and conserves and enhances the natural environment. New development will provide opportunities to further enhance the Blue and Green Infrastructure network and should be carried out following the principles set out in the Blue-Green Infrastructure Strategy.

Urban living

- 3.3.3.** The focus on urban living through prioritising sites within (and to a lesser extent adjoining) the main built up area of Nottingham seeks to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. The main built up area includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton as illustrated on the Key Diagram. Development here will make best use of the range of facilities and services which are provided within the City and town centres and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area. However, it will be necessary for development to avoid the potentially harmful effects of ‘town cramming’, inappropriate or excessive urban intensification which results in poor planning outcomes, such as lower levels of amenity, detrimental impact on natural and historic assets etc.
- 3.3.4.** A focus on the urban areas will have wide ranging benefits for regeneration within Greater Nottingham, some parts of which experience significant disadvantage or contain sites and areas which would benefit from renewal. Brownfield sites, such as the Broad Marsh, the Creative and Canal Quarters, and the Waterside areas in Nottingham City are already a focus for regenerative development, and this will continue over the Plan period. The delivery of regeneration and development in these areas is considered to be complementary to development of other strategic sites, and both are required to ensure delivery of housing and economic development over the Plan period.
- 3.3.5.** Achieving high quality urban renaissance is complex and demanding. It requires a clear and consistent policy framework to give a degree of long-term security and certainty to developers and their partners that allows them to make planning and investment decisions with confidence.
- 3.3.6.** Successful regeneration also requires a partnership approach, involving all the agencies with a relevant interest in the area. The Councils will therefore work with agencies such as Homes England, the East Midlands Combined County Authority, other councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes. Given fragmented ownership, sometimes unrealistic expectations of value, and the costs and uncertainties of preparing previously developed land for development, together with access and other infrastructure issues, a proactive approach to land assembly may be required in some instances. This could include the use of Compulsory Purchase powers. An Infrastructure Delivery Plan, based around objective assessments of infrastructure capacity, funding sources and timescales for delivery sits alongside the Strategic Plan, and provides further detail regarding expectations related to the timing and phasing of development.

Hucknall and Key Settlements

- 3.3.7.** The Sub Regional Centre of Hucknall (in Ashfield District) abuts the Plan area and has its own distinct identity and economic role. As a settlement of significant size, which contains a full range of services and amenities, it is considered to be a very sustainable location, capable of supporting and benefiting from major new development. It is also well connected and highly accessible to the Nottingham built up area via a range of sustainable means of transport.
- 3.3.8.** Key Settlements have been identified as sustainable and accessible locations which provide, or have the potential to provide through infrastructure improvements, key facilities and services.
- 3.3.9.** The Key Settlements are; Awsworth, Eastwood (including parts of Giltbrook and Newthorpe), and Kimberley (including parts of Nuthall and Watnall) in Broxtowe; Bestwood Village, Calverton, and Ravenshead in Gedling; and Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent, and Ruddington in Rushcliffe.
- 3.3.10.** In Gedling, new development in and adjoining Key Settlements will depend on a range of factors including Green Belt, local regeneration needs and the level of growth capable of being accommodated, taking into account infrastructure and other constraints. In Broxtowe and Rushcliffe, the delivery of new homes at the Key Settlements over the Plan period will be achieved through a combination of sites which have already been allocated by the Part 2 Local Plans and sites within the settlements which already have planning permission or come forward as infill / windfall sites. It is not proposed that any further land adjacent to any of the Key Settlements in Broxtowe and Rushcliffe is allocated for housing development during the Plan period.

Creating Sustainable and Attractive Places

- 3.3.11.** The impact of Covid has emphasised the importance of attractive, safe, walkable environments in which people of all ages can access destinations that they visit and the services they need to use day to day. These include shopping, school, community and healthcare facilities, places of work and green spaces. Many of these facilities are already well located in relation to neighbourhoods, being within the City, town, district, local and other centres, and enhancing these centres will be key to creating sustainable and attractive places. Large new developments, such as urban extensions, should be designed from the outset with these principles in mind. These principles are part of the '20-minute neighbourhood' approach, which seeks to create places in which most of people's daily needs can be met within a short walk or cycle. However, the plan seeks to encourage the key principles of the approach and the creation of compact and connected neighbourhoods rather than focusing on a specific walking time or distance.
- 3.3.12.** Creating places which embed this approach has significant physical and mental health benefits to residents. It follows the principles set out in the Town and Country Planning Association's Guide to 20 Minute Neighbourhoods such as:
- diverse and affordable homes;
 - well-connected paths, streets and spaces;
 - schools at the heart of communities;
 - good green spaces in the right places;
 - local food production;
 - keeping jobs and money local;
 - community health and wellbeing facilities; and

- a place for all ages.

Maximising the economic development potential of key sites

3.3.13. Ratcliffe on Soar Power Station and Toton Strategic Location for Growth form part of the area covered by the emerging East Midlands Development Corporation and are key areas identified for economic growth. Ratcliffe on Soar Power Station, which also forms part of the area covered by the East Midlands Freeport, will be transformed into an international centre for the development of zero carbon technology. Toton, in combination with Chetwynd, will provide a mixture of homes and jobs and will include new green spaces, enhancing connections between the existing communities. The Broad Marsh area is one of the most significant City Centre development sites in the region and will create new homes, commercial space and a substantial area of green space.

Settlement hierarchy

3.3.14. The settlement hierarchy set out in part 2 of the policy reflects the role and size of the urban areas. Nottingham and its built up area is of national and regional importance in terms of its size and economy. The Sub Regional Centre of Hucknall (in Ashfield District) is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations.

3.3.15. The concentration of development in or adjoining the main built up area of Nottingham applies across the area, rather than to individual Council areas, so the proportion of growth in or adjoining the main built up area will vary between the Councils.

3.3.16. Outside of the Key Settlements, development at other settlements will be of a smaller scale, to be defined in through future plan preparation.

Monitoring Arrangements

3.3.17. This policy sets a strategy for the location of new development delivered through the strategic site allocations, which are covered by monitoring arrangements for separate policies within the plan.

Policy 3: Housing Target

1. A minimum of 54,670 new homes (2023 to 2041) will be provided for, distributed as follows:

Authority	Housing Target (Rounded to nearest 10)
Broxtowe Borough Council	8,250
Gedling Borough Council	8,370
Nottingham City Council	26,690
Rushcliffe Borough Council	11,360
Greater Nottingham	54,670

2. Strategic sites located in or adjoining the existing main built up area of Nottingham include (numbers are indicative):

- a) Boots, in Broxtowe (397 homes remaining);
- b) Field Farm, north of Stapleford, in Broxtowe (320 homes remaining);
- c) Toton and Chetwynd Barracks, in Broxtowe (around 4,800 homes in total with 2,700 homes in the Plan period);
- d) Remainder of Boots Site, in Nottingham City (216 homes remaining);
- e) Stanton Tip, Hempshill Vale, in Nottingham City (500 homes);
- f) The Broad Marsh area, in Nottingham City (1,000 homes);
- g) A Sustainable Urban Extension to the South of Clifton, in Rushcliffe (3,000 homes remaining);
- h) A Sustainable Urban Extension on land off Melton Road, Edwalton, in Rushcliffe (around 540 homes remaining); and
- i) A Sustainable Urban Extension to the East of Gamston / North of Tollerton, in Rushcliffe (4,000 homes in total with 2,700 homes in the Plan period).

3. A strategic site, in Gedling, adjoining Hucknall Sub Regional Centre (which is in Ashfield District). (Numbers are indicative):

- a) Top Wighay Farm (805 homes remaining plus a further 710 homes in the Plan period).

4. Strategic sites beyond the main built up area of Nottingham in Rushcliffe, including (numbers are indicative):

- a) North of Bingham (621 homes remaining); and
- b) Former RAF Newton (413 homes remaining).

5. The remainder of homes will be provided elsewhere, including in or adjoining the Key Settlements:

In Broxtowe, through existing commitments at:

- a) **Awsworth;**
- b) **Eastwood (including parts of Giltbrook and Newthorpe); and**
- c) **Kimberley (including parts of Nuthall and Watnall).**

In Gedling, through existing commitments and possible new allocations at:

- a) **Bestwood Village;**
- b) **Calverton; and**
- c) **Ravenshead.**

In Rushcliffe, through existing commitments at:

- a) **Bingham;**
- b) **Cotgrave;**
- c) **East Leake;**
- d) **Keyworth;**
- e) **Radcliffe on Trent; and**
- f) **Ruddington.**

6. In other settlements development will be smaller scale as defined through future plan preparation.

Justification

3.4.1. Both the National Planning Policy Framework (NPPF) 2023 and the 2024 draft NPPF state that the Government's objective is to significantly boost the supply of homes. Policy 3 sets out the Strategic Plan's ambitious approach to boosting the supply of homes across Greater Nottingham. In doing so, it is acknowledged that boosting housing supply cannot be at the expense of sustainable development. Providing housing sustainably is about more than just the number of new homes. Well planned homes of the right type and tenure, provided in the right places at the right times, with convenient access to residents' daily needs, are essential to support economic growth and create sustainable communities where people want to live. Good quality homes are also a key determinant of positive health outcomes. However, overdevelopment and town cramming will result in poor quality homes in poor quality environments, to the detriment of sustainable development and sustainable communities, and therefore result in a lower quality of life for residents.

3.4.2. The 2023 NPPF goes on to confirm that the Government's standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach. The draft NPPF further emphasises the importance of the standard method, and includes transitional arrangements for plans at an advanced stage of preparation. Under these transitional arrangements, the Strategic Plan is only able to be completed and adopted if each Council's annualised housing target is no more than 200 dwellings below its new standard method annual housing need figure.

3.4.3. For Nottingham City, the draft standard method housing need is 26,118 homes over the Strategic Plan period (2023 to 2041). However, Nottingham City has an identified housing land supply of 26,690, and it is proposed that this higher figure is adopted as the City's housing target, given the imperative to provide new homes within the City

which supports the strategy of promoting urban living, and to fit with the City Council's growth ambitions. In order to comply with the NPPF transitional arrangements, the Borough Councils have increased their housing targets over the level set by the current 2023 standard method to fall within the 200 dwelling annual threshold of the transitional arrangements. This approach enables the Strategic Plan to be completed and adopted under the transitional arrangements and thereby support the early delivery of substantial housing growth.

- 3.4.4.** In the case of Broxtowe and Rushcliffe, there is more than sufficient existing housing supply, as identified in the 2023 Strategic Housing Land Availability Assessments, to meet their housing targets. Providing for Gedling's housing target will, however, require delivery of non-strategic housing allocations through future plan preparation.
- 3.4.5.** The approach to the housing target is set out in the Greater Nottingham Housing Background Paper (2024).
- 3.4.6.** The Councils' Strategic Housing Land Availability Assessments (SHLAA) methodologies include provision for non-delivery, which will ensure the minimum housing target is met, whilst their 5 year land supply calculations demonstrate they can meet the housing targets set out in this Policy for the early part of the Plan period. Further details are set out in the Housing Background Paper.

Housing Target

- 3.4.7.** The total housing target between 2023/24 and 2041 for the four Council areas is a minimum of 54,670.
- 3.4.8.** The Plan's housing target is informed by Government's standard method as its starting point. However, given the need to adopt plans as quickly as possible to give up to date plan coverage for the Greater Nottingham area, and assist in meeting the Government's desire to boost housing growth quickly, the councils are progressing under the draft NPPF transitional arrangements, and aim to have the Strategic Plan examined under the current 2023 NPPF. Subsequent local plans will be required to be prepared under the new NPPF. Current Government proposals require local plans to be reviewed regularly, with the next review expected to commence around 2030 at the latest.
- 3.4.9.** In terms of deliverability, the combined housing target figure is considered to be challenging, and the housing trajectories in Appendix C show that a significant uplift in completions above past rates will be required if the total housing target is to be achieved. However, the figure is considered to be the appropriate level to plan for, and completion rates across Greater Nottingham have increased consistently over the past few years. A significant amount of the housing target is already allocated in adopted Local Plans or has planning permission.

Housing Strategy

- 3.4.10.** In line with sustainability principles, most of the development will be met within the main built up area of Nottingham. For example, sites at Boots (Broxtowe and Nottingham City), Chetwynd Barracks (Broxtowe), and the Broad Marsh area (Nottingham City) are planned to deliver over 2,600 homes. However, there is insufficient capacity to deliver all the required homes within the main built up area, and there is significant development planned adjacent to it. In Broxtowe, the Toton strategic location combined with Chetwynd Barracks, is anticipated to deliver a significant

number of homes, whilst in Gedling Borough development continues at Teal Close, Netherfield and on the Gedling Colliery / Chase Farm site. In Rushcliffe Borough, Sustainable Urban Extensions are under development at Melton Road, Edwalton and at South of Clifton (also known as Fairham Pastures) and there is an allocation East of Gamston / North of Tollerton.

- 3.4.11.** The Sub Regional Centre of Hucknall (which is in Ashfield District) is also a highly sustainable location for growth. In Gedling Borough, at the existing Sustainable Urban Extension at Top Wighay Farm (805 homes remaining) further development is proposed within existing safeguarded land for 710 homes.
- 3.4.12.** The locations of the strategic housing allocations have been selected based on evidence and the findings of the Sustainability Appraisal, and informed by previous consultations. These new developments will be exemplar in terms of their design and sustainable development, and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes. A central principle is the creation of compact and connected communities, that include a mix of uses, including local community services and facilities, retail and employment. The provision of these uses must be accompanied by active travel and public transport infrastructure that connect everyday services and facilities to local communities.
- 3.4.13.** Development elsewhere in the Plan area will be concentrated in the Key Settlements identified at part 5 of Policy 3 above, where new development will benefit from local facilities and infrastructure or help achieve regeneration aims. The sites for development in these settlements have been allocated through existing part 2 local plans or will be determined through future plan preparation. Other settlements not named in the policy will only have smaller scale development which will be defined through future plan preparation.
- 3.4.14.** Due to some locally distinct factors within each of the Council areas, the detailed implementation of the broad spatial strategy has some variations across the Plan area. These are set out below.

Broxtowe Borough

- 3.4.15.** The large majority of Broxtowe's housing target is to be provided within or adjoining the main built up area of Nottingham. This is fully in accordance with the Spatial Strategy set out in Policy 2 and it will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe, particularly in the Toton / Chetwynd area.
- 3.4.16.** Areas in the urban south of Broxtowe benefit from being in the strongest housing sub-market, having the most comprehensive public transport links, particularly to Nottingham, and being in an area of affordable housing need. The potential new transport infrastructure at Toton / Chetwynd would add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. There is an aspiration for a new station in this location, and it will be important to ensure future development assists with, and in no way compromises, this aspiration.
- 3.4.17.** Awsworth, Eastwood and Kimberley are identified as Key Settlements. However, the delivery of new homes at these Key Settlements over the Plan period will be achieved only through existing commitments comprising a combination of sites which have already been allocated by the Broxtowe Part 2 Local Plan (2019) and sites within the

settlements which already have planning permission, or sites which come forward as infill / windfall sites. It is not proposed that there will be any further Green Belt release for residential development. Applications for housing development within these settlements will continue to be considered on their merits, subject to relevant policies, and there will be no general presumption that such applications should be refused.

- 3.4.18.** In total, the anticipated housing supply within Broxtowe Borough from 2023 to the end of the Plan period in 2041 is around 9,861. This exceeds the housing target (8,250 homes), and gives confidence that it will be met in the event that delivery on any of the sites does stall or slow.

Gedling Borough

- 3.4.19.** The Borough Council remains committed to a strategy that promotes urban living through prioritising sites for development firstly in the main built up area of Nottingham, and to a lesser extent adjoining it. As much housing as is feasible will be located within and adjoining the main built up area of Nottingham.
- 3.4.20.** An extension to the sustainable urban extension at Top Wighay Farm is proposed, with development within the safeguarded land, in recognition of Hucknall's Sub Regional Centre status.
- 3.4.21.** The total anticipated housing supply in Gedling Borough is 7,326 up to 2041. This is below the housing target of 8,370. Suitable sites will be allocated through future plan preparation as informed by the SHLAA, in accordance with the settlement hierarchy ensuring the minimum housing target is achieved.

Nottingham City

- 3.4.22.** Due to its constrained boundaries, all development within Nottingham City is to be provided within the main built up area (any further opportunities adjoining the urban area are likely to be very limited). The approach is strongly focused on economic development in the City Centre, particularly as part of the Canal and Creative Quarters, and elsewhere at the Boots campus, and existing employment sites such as the former Horizon Factory. Housing provision is sufficient to deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites. It also reflects other key Nottingham City priorities, particularly increasing the level of family housing provided in new development, to ensure the maintenance of balanced communities, and to allow choice to residents who would otherwise have to leave the City to meet their housing needs.
- 3.4.23.** Early provision of housing will be through existing deliverable sites such as the Waterside, and other currently allocated sites. The strategic sites at Stanton Tip and the Broad Marsh area will take longer to deliver their full potential, so delivery of homes here is not expected early in the Plan period. The City Centre housing market has performed strongly in recent years, supported by a large number of purpose built student accommodation schemes and an increasing build to rent sector.
- 3.4.24.** Nottingham City's housing supply identified in the SHLAA is 26,686, giving a rounded housing target of 26,690.

Rushcliffe Borough

- 3.4.25.** In Rushcliffe, sustainable development will be concentrated within the main built up area (West Bridgford) where opportunities exist. However, West Bridgford has relatively limited capacity to accommodate development over the Plan period and, therefore, the majority of 'main urban area' development in Rushcliffe will be delivered on three Sustainable Urban Extensions at Melton Road, Edwalton, South of Clifton (also known as Fairham Pastures) and East of Gamston / North of Tollerton.
- 3.4.26.** Approximately 8,810 new homes will be provided for on these three Sustainable Urban Extensions, of which approximately 1,270 new homes had been built by March 2023. All three locations were selected for inclusion in the Rushcliffe Local Plan Part 1: Core Strategy, which was adopted in 2014, and are on land that was removed from the Green Belt at that time in order to accommodate development. It is not proposed that any further land adjacent to the main urban area (within Rushcliffe) is allocated for housing development during the Plan period.
- 3.4.27.** The Melton Road, Edwalton strategic allocation will provide around 1,800 homes when completed. The delivery of these new homes is already well underway (with around 1,270 new homes built by March 2023) and it is expected that all development will be finished by March 2031. The development of the South of Clifton strategic allocation has recently commenced and it will deliver around 3,000 new homes in total; all of which are expected to be delivered within the Plan period. The strategic allocation to the East of Gamston / North of Tollerton is still to secure planning permission. It will deliver around 4,000 new homes in total but with expected delivery of around 2,700 new homes by 2041 and the rest beyond the Plan period.
- 3.4.28.** Beyond the main built up area of Nottingham, there are three other strategic allocations within Rushcliffe: North of Bingham (around 1,050 homes); the Former RAF Newton (528 homes); and the Former Cotgrave Colliery (463 homes). The delivery of new homes on the North of Bingham strategic allocation is now well underway with 429 built by March 2023 and it is expected that all new homes will be delivered on site by 2028. The Former RAF Newton strategic allocation is now underway, with 115 homes built by March 2023. All homes should have been completed on the site by 2028. All new homes (463 in total) on the Former Cotgrave Colliery strategic allocation have already been delivered. It, however, remains a strategic allocation because the site includes approximately 2 hectares of employment land which is still to be delivered.
- 3.4.29.** Development elsewhere in Rushcliffe will be concentrated at the Key Settlements of Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, again to assist in meeting sustainability objectives. The delivery of new homes at these Key Settlements over the Plan period will be achieved through a combination of sites which have already been allocated by the Rushcliffe Local Plan Part 2 (adopted 2019) and sites within the settlements which already have planning permission or come forward as infill / windfall sites. It is not proposed that any further land adjacent to any of the Key Settlements is allocated for housing development during the Plan period.
- 3.4.30.** In other settlements, development will be smaller scale. It is expected that the delivery of new homes at these other settlements over the Plan period will be achieved through a combination of sites which have already been allocated by the adopted Local Plan Part 2, sites within settlements that already have planning permission or come forward as infill / windfall development, conversion or changes of use of buildings and / or on 'exception' sites. It is not proposed that any further land adjacent to any other settlements is allocated for housing development through this Plan.

3.4.31. In total, the anticipated housing supply within Rushcliffe from 2023 to the end of the Plan period in 2041 is 14,144. This significantly exceeds the housing target (11,360 homes). It is intended this will provide sufficient protection against any potential future housing undersupply should the delivery of one or more of the larger strategic allocations either stall completely or if the rate of housing delivery on site falls significantly below expected levels. In the event that delivery on any of the sites does stall or slow, there would be no requirement for these homes to be provided for elsewhere through the allocation of new housing sites.

Monitoring Arrangements

3.4.32. For clarity, the monitoring arrangements for this policy refer only to the housing element of individual strategic sites.

Targets	Indicators	Delivery
Delivery of housing numbers within Policy 3 (54,670 new homes by 2041 (Broxtowe 8,250, Gedling 8,370, Nottingham City 26,690 and 11,360 Rushcliffe))	Net additional homes	Housing land allocations
Maintain 5 year housing land supply	Council supply of ready to develop housing sites Planning permissions of Strategic allocations Future plan preparation to meet objectives of the Greater Nottingham Strategic Plan	Development Management decisions

Policy 4: The Green Belt

1. **The Nottingham Derby Green Belt will be retained as set out on the Key Diagram and on individual authorities' Policies Maps. The boundary of the Green Belt has been recast to accommodate the allocated former Bennerley Coal Disposal Point and allocated land at Ratcliffe on Soar Power Station, as shown on the Policies Maps. The boundary of the Green Belt at Toton and Chetwynd Barracks has also been recast to accommodate key transport infrastructure. Green Belt boundaries will be reviewed through future plan preparation to meet the other development land requirements of the Strategic Plan.**
2. **Where it is necessary to review Green Belt boundaries to deliver the distribution of development in Policies 3 and 5, a sequential approach will be used as set out in Policy 2 to guide site selection.**
3. **The Edwalton Golf Course (Rushcliffe) is retained as safeguarded land as set out on the Rushcliffe Policies Map.**
4. **The following sites (Gedling) are retained as safeguarded land, as set out on the Gedling Policies Map:-**
 - **Oxton Road / Flatts Lane, Calverton (30.7ha);**
 - **Moor Road, Bestwood Village (7.2ha)**
 - **Mapperley Golf Course (46.8ha);**
 - **Lodge Farm Lane, Arnold (3.9ha);**
 - **Glebe Farm, Gedling Colliery (3.2ha);**
 - **Spring Lane, Lambley (1.8ha).**

Justification

- 3.5.1. The Nottingham Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. Non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the Strategic Plan, and where necessary, through future plan preparation. Where the review of Green Belt boundaries is necessary, and not undertaken through this Plan, the detailed boundaries will be defined through future plan preparation.
- 3.5.2. When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy 2 will be used to promote a sustainable pattern of development in line with the advice in paragraph 147 of the NPPF. The sequential approach does not constitute a phasing policy for the delivery of sites but informs the selection of sites through future plan preparation in a way that will deliver the distribution and strategy set out in Policy 2: The Spatial Strategy. Consideration will also be given to establishing permanent, defensible boundaries which allow for development in line with the settlement hierarchy, and to the appropriateness of defining safeguarded land to allow for longer term development needs. Paragraph 147 of the NPPF also says that plans should set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. Where sites are removed from the Green Belt in this Plan, compensatory measures are set out in the relevant site-specific policy. This issue will also be considered when decisions are made through future plan preparation about Green Belt boundary changes.

- 3.5.3. Some areas of land are excluded from the Green Belt (as safeguarded land) to allow for long term (i.e. beyond the Plan period) development needs, where appropriate. This can aid the 'permanence' of the Green Belt and prevent the need for further early review of its boundaries.
- 3.5.4. The Green Belt 'washes' over many villages within the Strategic Plan area. Whilst new building is inappropriate in the Green Belt where settlements are 'washed' over, there may be circumstances where limited infill can be accommodated without detrimental impact upon the openness of the Green Belt. Infill boundaries, where considered appropriate, will be defined through future plan preparation.
- 3.5.5. The Councils set out their policies on development in the Green Belt in their Part 2 Local Plans.

Monitoring

Targets	Indicators	Delivery
Green Belt release in line with the needs set out in the Strategic Plan	Location and area of land removed from Green Belt	Preparation of allocations through future plan preparation. Development Management decisions

Policy 5: Employment Provision and Economic Development

1. Between 2023 to 2041, the economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting a high value knowledge-based economy. This will be achieved by:

a) Providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, including to the labour force, by non-car modes of transport, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;

b) Placing a particular emphasis on development falling within Use Class E(g)(i)-(ii) (secured by condition) as part of providing for a science and knowledge-based economy. A minimum of 291,000 square metres for new office (Use Class E(g)(i)) and research & development purposes (Use Class E(g)(ii)) will be provided in the following spatial distribution:

Broxtowe Borough Council	21,000 square metres
Gedling Borough Council	8,000 square metres
Nottingham City Council	194,000 square metres
Rushcliffe Borough Council	68,000 square metres

c) Promoting Nottingham City Centre as the primary location for new offices, in particular the Canal Quarter and the Creative Quarter. In addition, office development of a lesser scale may be allocated through future plan preparation in the town centres of Arnold, Beeston, Bulwell and West Bridgford;

d) Joint working between the Councils to ensure that a sufficient supply of industrial and warehousing space is maintained through future plan preparation to provide a range and choice of sites up to 2041 for new and relocating industrial and warehouse uses (Use Class E(g)(iii), B2 and B8 secured by condition. Specific provision is made for strategic distribution purposes in part f of this policy which is in addition to the provisions in part d). Provision is made for a minimum of 173.5 hectares (2023 to 2041) of industrial and warehousing space to be identified in the following distribution:

Broxtowe Borough Council	6 hectares
Gedling Borough Council	18 hectares
Nottingham City Council	21.5 hectares
Rushcliffe Borough Council	128 hectares

e) Promoting new economic development at the following strategic sites:

- Toton Strategic Location for Growth (Broxtowe Borough)
- The Former Ratcliffe on Soar Power Station Site (Rushcliffe Borough)
- Boots (Broxtowe Borough / Nottingham City)
- Top Wighay Farm (Gedling Borough)
- Broad Marsh (Nottingham City)

- Former Stanton Tip, Hempshill Vale (Nottingham City)
 - Melton Road, Edwalton (Rushcliffe Borough)
 - North of Bingham (Rushcliffe Borough)
 - Former RAF Newton (Rushcliffe Borough)
 - Former Cotgrave Colliery (Rushcliffe Borough)
 - South of Clifton (Rushcliffe Borough)
 - East of Gamston / North of Tollerton (Rushcliffe Borough)
- f) The provision of up to 97.4 hectares for strategic distribution floorspace at the following sites:
- Former Bennerley Coal Disposal Point (61 hectares)
 - Land at Ratcliffe on Soar Power Station (part site up to 36.4 hectares)
2. Further expansion of the Universities, other higher education establishments and the hospital campuses for their own purposes, will be supported, together with economic development associated with them, and allocating land specifically to meet the needs of high technology users;
3. Economic development of an appropriate scale to diversify and support the rural economy will be encouraged;
4. Existing employment sites and allocations will be managed to cater for the full range of employment uses by:
- a) Ensuring the allocations most attractive to the employment market remain available for employment uses;
 - b) Retaining good quality existing employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space;
 - c) Considering the release of sites that do not meet criteria (a) and (b); and
 - d) Working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.

Justification

- 3.6.1. The local economy has experienced a contraction in traditional employment over recent decades and conversely a growth in service-based employment. The strategy of successive plans has been to strengthen and diversify the local economy and given that the trends towards a more service-based economy are anticipated to continue, this approach remains valid for this Plan. The impacts of the Covid 19 Pandemic add additional impetus for the Plan to help drive economic recovery particularly in the short and medium terms and over the Plan period.
- 3.6.2. New employment development is vital to the growth of the Plan area's economy, which supports a work-based population of 297,368 (350,429 for the Greater Nottingham area including Hucknall see Table 4.1 of ELS 2021 referred to below). The Nottingham Core and Outer Housing Market Area Employment Land Study 2021 (ELS) prepared

by Lichfields estimates an increase of approximately 58,600 jobs in Greater Nottingham is anticipated, of which around 52,500 are expected to be in the Plan area. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from traditional manufacturing sectors, where employment is expected to fall (albeit this decline is offset by predicted growth in warehousing and light industrial jobs), to a more knowledge-based economy. The area also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. More jobs may also facilitate less out-commuting from the area, providing sustainability benefits.

3.6.3. Whilst planning can most directly influence office, industrial and warehousing jobs (Class E (g), B2 and B8 Use Classes), it is important to recognise that the majority of jobs created are not within traditional employment uses. Offices, manufacturing and warehousing account for around a third of new job growth in the Plan area with the remaining two thirds primarily in other sectors such as retail, health and education. However, office and manufacturing sectors are vital to the local economy. When making planning decisions, regard will be given to all uses which generate employment, such as retail, health, education and civic / science-based institutions. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for these other forms of employment will be made in site specific allocations through future plan preparation.

3.6.4. The Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership (LEP) Strategic Economic Plan: Vision 2030 (SEP) is a comprehensive economic strategy for the region, forming the basis for future investment decisions by the LEP and its partners. In due course it will be replaced by an economic strategy prepared by the East Midlands Combined County Authority. The SEP sets out the blueprint for growth over the strategy period and outlines targets aimed at: bringing up to £9 billion in added value to the D2N2 economy, boosting the D2N2's productivity into the top 25% in Europe, raising earnings, narrowing inequality, and sharing prosperity across all parts of the two cities and counties. The SEP identifies 11 priority sectors that are important to the D2N2 economy including: transport equipment manufacturing, food and drink, life sciences, creative and digital, logistics and E-commerce, construction, extractive industries, retail, health and social care, professional and business services and the visitor economy. The following priority sectors are particularly important in the Greater Nottingham context:

- Food & Drink Manufacturing;
- Life Sciences;
- Creative & Digital;
- Logistics & E-Commerce;
- Construction; and
- Professional and Business Services.

3.6.5. In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Councils to work collaboratively with the East Midlands Combined County Authority to enable the delivery of strategic planning priorities and the Greater Nottingham Strategic Plan will have an important role to play in promoting economic development.

3.6.6. To help promote and strengthen the role played by local economies serving

communities around the conurbation, a range of suitable sites for new office-based development and industry and warehousing will need to be provided across the area. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and with some being large in size. The locations listed in Policy 5 display such attributes and therefore should be a focus for the creation of employment-generating development of various scales. Equally, it is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, desire to expand to diversify the nature of their operations, or to allow for regeneration and redevelopment.

- 3.6.7.** To meet these needs, new sites are required which can help meet regeneration needs and contribute to the creation of a greener, more sustainable economy through the construction of environmentally friendly premises. Land is allocated for a mixed-use strategic site at Toton in the Broxtowe Local Plan Part 2 for employment floorspace and is taken forward as a strategic site in the Strategic Plan (see Policy 21 for policy requirements). The power station site at Ratcliffe on Soar is due to be decommissioned in September 2024 (see Policy 32). The site includes an existing Technology Centre for developing low carbon energy systems and planning permission on part of the site has recently been granted for an energy from waste facility. The remaining land represents a good redevelopment opportunity for research and development and for advanced manufacturing uses. It is located close to the East Midlands Parkway Rail Station, within the East Midlands Freeport, one of eight new Freeports in England designated by the UK Government. This Freeport is based around the East Midlands Airport and Gateway Industrial Cluster, which includes the Ratcliffe on Soar Power Station site. Rushcliffe Borough Council have adopted a Local Development Order (LDO) for the site to streamline the planning process which identifies the types of uses permitted and provides for up to 810,000 square metres floorspace for energy generation and storage, advanced manufacturing, data logistics, research and development and education, skills and training. Of relevance to the provision of strategic distribution and logistics floorspace the LDO permits up to 180,000 square metres (see below for more details on strategic distribution and logistics).

The Nottingham Core and Outer Housing Market Areas Employment Land Study 2021

- 3.6.5.** The Nottingham Core and Outer Housing Market Areas Employment Land Study 2021 (ELS) prepared by Lichfields provides evidence on the quantity of employment land to be planned for over the period from 2018 to 2038. This study considers office jobs and industrial and warehousing jobs separately. The ELS has also assessed the quality of key employment sites in the study area finding the majority of key employment sites to be of average or good quality. The Employment Background Paper 2024 has been prepared showing how the findings of the study have been taken into account.
- 3.6.6.** The ELS sets out several scenarios for modelling future employment change for the period 2018 to 2038. For the reasons set out in the Employment Background Paper the Councils have selected the regeneration scenario which takes account of the interventions set out in the D2N2 SEP. The forecasts have taken into account completions between 2018 and 2023 and extrapolated estimates of employment space needs to 2041 so they are consistent with the Plan period for the housing provision.

Offices

- 3.6.7.** The ELS study forecasts how many jobs will be created in the office sector and this is converted into floorspace based on an assumption of the number of workers per unit floorspace. ELS also adds in a flexibility factor or margin for contingencies to provide

a small buffer for flexibility in the supply. This flexibility factor or margin is set at the equivalent of two years of take up for each Council. The floorspace estimates derived from the job forecasts plus the flexibility factor results in the net figure for new floorspace for each Council. In order to estimate the gross requirement of new floorspace for each Council to be provided, ELS also takes into account the need to replace employment space that is anticipated to be redeveloped for other uses. This “replacement” factor is regarded as being essential as firms will require new floorspace as older floorspace becomes obsolete and inefficient regardless of whether additional employment is created or not. The Employment Background Paper provides more detail on how the office floorspace provision figures are calculated for each Council. The need for office development is assessed as 279,000 square metres and the provision in Policy 5 is 291,000 square metres, slightly above estimated need.

- 3.6.8.** Many office jobs will be accommodated within existing buildings and current supply, including sites identified in Policy 5. However, new sites required to accommodate office development may be set out through future plan preparation.
- 3.6.9.** The primary focus for new office and commercial development should be within Nottingham City Centre, especially the Canal Quarter and the Creative Quarter. This recognises the City Centre’s regional importance, and its role as the main driver of the Greater Nottingham economy. Development here will make effective use of existing facilities, services and the high level of accessibility to surrounding parts of the conurbation and beyond. Economic development is also to be provided at the strategic sites identified in Policy 5.
- 3.6.10.** The Plan’s town centres are also important employment locations, both for their service and retail functions. The development of new office floorspace can enhance their wider economic roles. They benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. New office floorspace will help to meet localised needs around the conurbation in sustainable locations. However, new office floorspace provided should not be of a scale which could undermine the role of the City Centre in meeting demand or the development of strategically important employment opportunities on the sites identified within Policy 5.

Industrial and Warehousing Development

- 3.6.11.** The ELS highlights a decline in traditional manufacturing employment although this is offset by growth in light industrial and warehousing employment over the forecast period. Overall, this results in a net demand for industrial and warehousing floorspace. On a similar basis to the office sector, the study adds in a flexibility factor or margin for contingencies to provide a small buffer for flexibility in the supply (equivalent to two years’ worth of take up for each Council area). The resulting net requirements are adjusted to provide a gross requirement figure to take into account the need to replace older more obsolete floorspace. In this context, it is considered that even in the case of sectors where employment is expected to decline such as traditional manufacturing new floorspace would be demanded to replace older obsolete and inefficient floorspace. These estimates of employment / warehousing need set out in the Employment Land Study (2021) have taken into account completions between 2018 and 2023 and been extrapolated to 2041. The amount of employment land needed to meet the need for industrial / warehousing purposes is approximately 113 hectares. Existing supply and allocations for industrial / warehousing purposes set out in Policy 5 amount to 173.5, hectares exceeding this minimum need. The provision of 173.5 ha is for industrial / warehousing purposes excludes land identified to meet the need for strategic distribution space (see below). More details are set out in the Employment

Background Paper including how the general employment land target of 113 ha is derived including the factoring in of replacement manufacturing and warehousing space for each Council and how the supply / allocation of land for strategic warehousing and logistics has been deducted from the general supply of employment land to avoid “double counting”.

- 3.6.12.** The ELS notes that the methodology utilised would be unlikely to identify demand for large scale distribution facilities and recommended a further study of the likely demand for strategic scale warehousing / logistics. Icenl were subsequently commissioned to undertake this work as set out below. The evidence set out in the ELS and the provisions for industrial and warehousing set out in Part 1(d) of Policy 5 are for general industrial and warehousing purposes with separate provision being made for strategic scale warehousing and logistics as set out in Part 1(f) of the Policy and explained in the Employment Background Paper.
- 3.6.13.** Because existing allocations and planning permissions largely meet the foreseen need for general industrial and warehousing land in most Council areas, the policy seeks to ensure a reasonable supply of land of good quality remains available for this use, however, it also encourages allocating new land where this will be attractive to the market.

Managing Employment Land

- 3.6.14.** The ELS has assessed key employment sites which are currently designated as protected employment sites and concluded that with very few exceptions these sites should be retained for employment uses. The ELS recommends that sites which have not yet been assessed as part of the study are reviewed by the Councils using the same criteria for assessing the quality of employment sites set out in the study. This review should be carried out through future plan preparation.
- 3.6.15.** The ELS states that in general, there would appear to be a reasonable basis for maintaining an employment land protection policy for key sites in the Plan area in line with the allocations already set out in planning policy and recommends adopting an ‘exceptions’ policy. Policy 5 seeks to protect key employment sites, which are of a good quality or important in terms of regeneration and / or provide employment for less skilled workers in deprived areas. Such sites should be designated as protected employment areas through future plan preparation for predominantly Class E (g), B2 and B8 uses. Based on policy recommendations from the ELS, future plans should include a policy for managing the release of employment sites on the following basis:
- It should be demonstrated that the employment site (or part thereof) is no longer suitable for employment use, bearing in mind the physical characteristics, access arrangements and / or relationship to neighbouring land-uses, and there is evidence of active and substantial marketing of the site for employment use over the previous two years (to allow sufficient time for comprehensive marketing) which has not been successful; or
 - It would not be financially viable to re-use or redevelop the land or buildings in whole, or in part, for employment purposes; or
 - The non-employment development proposal would be used for purposes which would be ancillary to, and will support, the operations of a primary employment use on the land; or
 - The non-employment development would generate significant employment gains which are of sufficient community benefit to justify the loss of the employment land.

- 3.6.20.** In addition, it should be demonstrated that the potential of the site to contribute to the employment land requirements of the district over the Plan period is not significant.
- 3.6.21.** Use Class E is likely to make it more difficult to ensure these remain available for suitable employment uses. In addition to protecting employment sites for employment uses, the Councils will consider using conditions to prevent unsuitable uses locating on employment sites to protect them. The Councils will work with partners to remove development constraints on existing employment sites which are well located.

Science and Technology

- 3.6.22.** The Strategic Plan encourages economic development which strengthens the Plan area's role as an exemplar of international science and technology. Future plan preparation will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and Universities, which are vital parts of the area's economy in their own right, employing thousands of staff. Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the priorities of the Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership and will provide employment opportunities for graduates of the area's Universities, thus retaining them for the benefit of the area's economy.
- 3.6.23.** The Strategic Plan also supports opportunities to help reskill the workforce and provide access to local job opportunities. Some parts of the Plan area experience significant levels of unemployment, low economic activity and low levels of skills, and these problems are particularly acute in Nottingham City. Employment and training opportunities, provided as part of new development, can enable the local population to take advantage of opportunities created by new development and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector across the conurbation. There is strong evidence that increasing employment and prosperity across the social gradient will also contribute to improving health and wellbeing and reducing inequalities.

Strategic Distribution

- 3.6.24.** The ELS findings include views from property agents who consider that there is a very high demand for large-scale strategic distribution facilities along the M1 corridor and A roads leading from motorway junctions within the Plan area. Conversely, agents consider that the supply of available suitable sites for such large-scale distribution facilities is very limited. Whilst the demand for large scale distribution facilities has been growing strongly in recent decades due to consumer demand and e-tail services, the impact of the pandemic has in the agents' view brought forward demand by several years and in their view this rapid demand is likely to continue. The study notes that large-scale storage and distribution warehousing has been constructed at Summit Park and Castlewood in Ashfield and at Nottingham 26 near Eastwood. However, the ELS notes that due to relatively low historic levels of take up, the demand for large-scale warehousing would not be evident from the Experian jobs forecasts, which underpin the quantitative analysis for floorspace. As stated above, the Councils, working with adjoining districts, commissioned IcenI consultants to prepare a strategic study to quantify the scale of strategic B8 logistics need across the Core and Outer Nottingham Housing Market Areas - the Nottinghamshire Core & Outer HMA Logistics Study (August 2022, IcenI). More details on this study and the site selection process for

strategic distribution sites are set out in the Site Selection Document. The Nottingham Core and Outer HMA Logistics Study (August 2022) is available here:

<https://www.gnplan.org.uk/evidence-base/>

3.6.25. The Iceni Logistics Study recommends providing for approximately 425 hectares of strategic warehousing and logistics facilities within the Greater Nottingham Core and Outer study area (including Ashfield, Erewash, Mansfield, Newark & Sherwood in addition to the Greater Nottingham Strategic Plan area). Taking into account existing supply and potential pipeline supply the Iceni Logistics Study estimated residual need of between 137 and 155 hectares. However, subsequent reviews conducted in accordance with the Iceni methodology have led to a refined estimation, slightly increasing the identified need to a range between 139 and 155 hectares as at 31st March 2024. (This residual need has taken into account the contribution of part of the Ratcliffe on Soar Power Station site for strategic distribution). The estimate of need is considered guidance and not a target, as the Councils have sought to balance meeting demand against planning policy and environmental constraints, in particular the need to protect the Nottingham and Derby Green Belt. Two sites are considered to meet the site selection criteria used by the Councils and these are the Former Bennerley Coal Disposal Site (61 hectares) and the former Ratcliffe on Soar Power Station site (partly suitable on approximately 36.4 hectares). Both sites benefit from potential rail access. Employment Policy 5 therefore allocates 97.4 hectares of land for strategic distribution. It is also anticipated that about 26 hectares of strategic warehousing and logistics needs would be met from the existing supply of employment land. In all identified land for strategic distribution across the Plan area (123.6 hectares) is additional to the supply / allocations of industrial / warehousing land of 173.5 hectares and in total there is around 297 hectares of industrial land and strategic distribution land identified.

Rural Areas

3.6.26. The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The NPPF provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

Monitoring Arrangements

Targets	Indicators	Delivery
Strengthen and diversify the economy and create 52,500 new jobs	Overall number of jobs in the Plan area	Employment land allocations
Develop 291,000 square metres of office space	Net addition in new office floorspace	
Develop as a minimum 173.5 hectares of general industrial and warehouse uses	Net additional hectares in new industrial and warehouse development	Development Management decisions
97.4 hectares of strategic distribution land	Net additional hectares in new strategic distribution development	
Improve skill levels of the	% of the working age	

Targets	Indicators	Delivery
working age population	population with NVQ level 2 or above	
Delivery of strategic sites within GNSP	Planning permissions granted	

Policy 6: Nottingham City Centre

- 1. The City Centre is the region's principal shopping, leisure, office and cultural destination, and it is an attractive and diverse place to live and work. Over the Plan period, the City Centre will be strengthened and enhanced by adopting the following strategy:**
 - a) Maintaining a prosperous, compact and accessible retail and leisure core by:**
 - i. promoting and strengthening the City Centre as the location of choice for main town centre uses;**
 - ii. responding to rapid changes in the retail and leisure industries and ensuring that new development creates and maintains active ground floor frontages, particularly within the primary shopping area;**
 - iii. facilitating changes of use where planning permission is needed, where this enhances the vitality and viability of the City Centre;**
 - iv. avoiding the over dominance of single uses within frontages and streets, including (but not limited to) hot food takeaways and betting shops; and**
 - v. encouraging new and protecting existing uses that contribute to vitality and viability outside of core shop opening hours, subject to acceptable impacts on amenity of other occupiers in the locality.**
 - b) Supporting the growth of the City Centre economy by:**
 - i. promoting City Centre regeneration opportunities (including sites at The Island, towards the south and east of the City Centre and at the Guildhall) and providing for office and flexible working spaces, hotels, education and conference and exhibition centres;**
 - ii. ensuring the development needs of science, technology and creative industries are provided for; and**
 - iii. building on the individual strengths of the City Centre quarters, promoting development which enhances their unique characters, providing a range of new development to attract enterprises of all sizes.**
 - c) Maximising the contribution of the redevelopment of the wider Broad Marsh area (as set out in Policy 25) to reshaping the City Centre by adopting the following principles:**
 - i. including a wide mix of uses, including retail, leisure, tourism, residential (Use Class C3), and offices, with significant areas of public realm which are well connected to adjacent active travel schemes;**
 - ii. creating new streets and routes, and reinstating historic routes where appropriate, which maximise permeability for pedestrians and cyclists;**
 - iii. development making a positive contribution to heritage assets, especially caves, the castle and associated conservation area, opening up views and enhancing their setting;**
 - iv. achieving significant gains in biodiversity through measures such**

- as landscaping, green roofs and walls, and incorporating features in development such as swift boxes; and
- v. addressing the effects of climate change, particularly overheating, through building design and tree planting.

d) Creating an inclusive, safe and healthy City Centre by:

- i. making the City Centre easier to move around by creating a network and hierarchy of streets, routes and public spaces that are attractive, accessible to all, well-designed and connect all parts of the City Centre;
- ii. encouraging uses that make key night-time pedestrian routes feel safer and well used;
- iii. supporting and protecting leisure development and cultural facilities that appeal to all;
- iv. having regard to crime and disorder issues through managing the scale, concentration and regulation of pubs, bars, nightclubs, and other licensed premises, hot food takeaways and taxi ranks;
- v. ensuring development strives to improve air quality;
- vi. providing community and recreational facilities to encourage healthy, active lifestyles including the enhancement of the public realm and provision of new blue and green amenity spaces / infrastructure especially in relation to the canal and major public spaces, to help to combat the effects of higher temperatures, air pollution, flooding and climate change; and
- vii. designing out crime and anticipating and addressing possible malicious threats and natural hazards.

e) Developing the City Centre as a transport hub by:

- i. incorporating any future tram system improvements and extensions;
- ii. improving Nottingham Station and its integration with the City Centre;
- iii. promoting measures to improve bus connectivity, including the provision of new interchange facilities, increasing bus stop capacity and other measures to maintain high quality services;
- iv. improving facilities for coaches;
- v. prioritising access for public transport and changes to the local road network that discourage through traffic;
- vi. reducing the severance effects of the current road network and urban form, especially between the City Centre and surrounding communities;
- vii. optimising parking supply and pricing (including out of City Centre Park & Ride and Car Club provision) to support the viability and vitality of the City Centre;
- viii. increasing public electric vehicle charging;
- ix. ensuring adequate provision for loading and servicing;
- x. improving cycling (and potentially supporting other new clean forms of micromobility) access and permeability throughout the City Centre;
- xi. providing adequate ranking space and convenient access for taxis and private hire; and

- xii. **ensuring routes, public spaces and the local transport system is accessible for all.**
- f) **Encouraging living in the City Centre where suitable living conditions can be secured by:**
- i. **having regard to residential amenity when considering development in relation to the night-time economy and considering a restraint on uses and opening hours, where appropriate, to reduce the risk of noise and other disturbance;**
 - ii. **diversifying the profile and mix of City Centre housing, including housing for older people, families and student housing where appropriate; and**
 - iii. **enabling the provision of facilities such as schools and health centres that would encourage more diversity in housing provision.**
- g) **Ensuring the highest quality of development by:**
- i. **using high quality sustainable materials and design in new development which enhances the City Centre's heritage and local distinctiveness;**
 - ii. **making best use of existing buildings, underutilised spaces and brownfield sites;**
 - iii. **ensuring tall buildings are well designed and attractive from all viewpoints, that their impact on neighbouring development is acceptable in terms of over shadowing, loss of light, impact on key views and amenity;**
 - iv. **ensuring new development recognises and reflects the positive contribution the rich historic, cultural and high quality built environment makes to local character and distinctiveness;**
 - v. **utilising its potential to attract visitors and tourists, supported by the development of appropriate facilities, events, markets and attractions; and**
 - vi. **providing for new and enhanced leisure and cultural facilities, particularly where these assist in creating a critical mass of attractions or support existing attractions such as Nottingham Castle.**

Justification

3.7.1. Nottingham City Centre performs a central role in the conurbation's economy and wider regeneration objectives and is the most accessible and sustainable location for main town centre uses. Consolidation and further improvement of the City Centre over the Plan period is critical to the future success of the conurbation. Significant change to the City Centre is already underway as a result of the demolition of the Broadmarsh shopping centre and consequent reconfiguration of surrounding streets. In addition there are other important regeneration opportunities at The Island, towards the south and east of the City Centre and at the Guildhall.

3.7.2. In addition to the current focus around Broad Marsh, planning and development activity within the wider area around Nottingham Station / NET Interchange has been undertaken in recent years to develop a much improved 'gateway' to the City Centre. This has included remodelling the road network, the transformation of shop fronts and units along Carrington Street, using Heritage Action Zone funding to revitalise the

pedestrianised route into the City Centre from the south, linking the multi-modal transport hubs provided at the railway and NET tram stops and also the provision of the new replacement bus interchange in the area. This area is now an arrival point for both local citizens and visitors to the City Centre.

- 3.7.3.** The City Centre has areas where specific uses cluster together or which have a particular character or identity. To make the most of these clusters and characters and to ensure new development does not impact negatively on these areas, City Centre Quarters have been defined where a specific policy approach applies. These are the Canal, Creative, Castle and Royal Quarters. The geographical extent of the City Centre Quarters are shown on the Nottingham City Part 2 Local Plan Policies Map. The Local Plan Part 2 also contains detailed policies for each of the quarters.
- 3.7.4.** In future years, the development of the southside of the City Centre will continue, along with the Island quarter, both of which are planned to be completed within the Plan period. Complementary development will also continue in other parts of the Canal and Creative quarters and in the nearby Waterside area, at the Guildhall and on the eastern side of the City Centre.

Maintaining a prosperous, compact and accessible retail and leisure core

- 3.7.5.** Consolidation and further improvement of the City Centre is critical to the future success of the conurbation. Nottingham has enjoyed a traditionally strong retail offer and performed strongly at the top of UK retail rankings. In recent years, firstly due to the abandoned redevelopment of the Broadmarsh Centre and then as a result of the Covid pandemic, performance has dropped. In line with many cities, Nottingham has seen significant changes to the ways in which people use the City Centre.
- 3.7.6.** In order to maintain the vitality and viability of the City Centre and ensure that it provides for the full range of both local and visitor needs, the continuation of the Broad Marsh transformation is key.
- 3.7.7.** In accordance with the National Planning Policy Framework, policies are therefore required which will support and sustain Nottingham's role, allow it to compete effectively with other centres, and enable further investment in the City Centre. It will therefore be important to encourage and retain active uses within the primary shopping area which reinforce retail vitality and viability. Due to changes in permitted development, much change of use from retail no longer requires planning permission, and so the need to use other tools, such as Article 4 Directions, will be kept under review. At the same time, regeneration schemes within or adjacent to the City Centre will also be promoted, some of which will include local retail provision to support the growing City Centre population and complement the core retail function of the City Centre.
- 3.7.8.** As a result of changing consumer trends, most notably internet shopping, there is unlikely to be a need for the development of further significant comparison retail floorspace in the City Centre, although further convenience provision will be encouraged to provide range and choice for the daily needs of people who live and work there.
- 3.7.9.** As well as enabling the transformation of the Broad Marsh, the focus of development in the City Centre will be on refurbishment, rationalisation and consolidation of existing properties and enhancing the City Centre's offer through a diversification of uses and ensuring that ground floors maintain active frontages. This is considered to be the best defence against the potential impact of out of town centre shopping or leisure

developments and their threat to the vitality and viability of the City Centre. The National Planning Policy Framework continues to see in centre and then edge of centre developments as being preferable, and the Greater Nottingham Centres Study 2024 recommends that there is no need to identify or plan for further out of centre retail development.

Supporting the growth of the City Centre economy

- 3.7.10.** The City Centre is the key location for offices in the Plan area. Despite the trend for more home working accelerated by the Covid pandemic, there remains a demand for good quality office floorspace. Other policies in this Plan will be important in delivering the scale of business and economic growth envisaged and promoting areas of new office-led development.
- 3.7.11.** There are likely to be opportunities to enhance specialist sectors within the City Centre, not least building on the success of BioCity, and encouraging more creative industries in the Creative Quarter. The City Centre is also home to Nottingham Trent University in the Royal Quarter, and which also has a significant presence at the Confetti Campus in the Creative Quarter. It is a large employer, and its students and employees bring great economic benefits to the City Centre, as well as often being resident here and establishing businesses of their own. Similarly, the University of Nottingham's new Castle Meadow Campus is located within the City Centre, and its further development is supported. The new Nottingham College has regenerated a long derelict site to the east of the Broad Marsh, and the footfall and vitality it has generated has brought new life to this part of the City Centre.
- 3.7.12.** In order to support the City Centre's ongoing economic role, the development of related uses such as conference centres, exhibition space and hotels will be required. Promoting a large-scale exhibition / conference facility will be a key element in evolving and growing the City Centre's visitor economy and enabling it to compete with other city centres. It is anticipated that proposals at the Broad Marsh and the Island quarter will help to address the lack of high quality hotels in the City Centre's offer.

Maximising the contribution of the redevelopment of the wider Broad Marsh area to reshaping the City Centre

- 3.7.13.** Significant change is planned to the City Centre over the Plan period. Of most significance will be the redevelopment of the Broad Marsh area, transforming the former shopping centre and its surrounds into a new City Centre community, with a range of new homes, employment opportunities, leisure and retail, with new connections within and across the area.
- 3.7.14.** The Broad Marsh site allocation provides further detail on the principles for development in this area. Upon completion, the redevelopment of the entire Broadmarsh area will bring about a significant improvement to the City Centre. Work completed so far has included the Broadmarsh Car Park and Bus Station, Central Library, Nottingham Castle visitor experience, and Nottingham College City Hub. Future phases will be aimed at the provision of:
- A high quality public realm that creates a dynamic and appealing City Centre for residents and visitors alike.
 - An open, vibrant, welcoming space in the City.
 - A new public space between the New College, Nottingham Central Library and Nottingham Castle, with spaces for outdoor seating, food and drink and areas for children to play.

- Bright, tree-lined spaces with high quality paving with landscaping, public art, and outdoor cafés, transforming them into safe and attractive spaces for people to enjoy.
- Improved views to the Castle and the preservation and enhancement of historical assets to include the retention of part of old shopping centre's structural frame to provide opportunities for innovative new spaces and a Caves visitor attraction.

Creating an inclusive, safe and healthy City Centre

- 3.7.15.** The quality of the built environment and offer in the City Centre can influence health through direct and indirect mechanisms. Inclusive, safe, clean, walkable and cycle-friendly environments encourage people to become more active and directly influence levels of pollution-related ill health, obesity and mental health.
- 3.7.16.** Improved local high street environments also directly influence mental health and wellbeing by increasing levels of social contact and integration, civic pride and community trust.
- 3.7.17.** Flourishing high streets can improve local economies and increase employment opportunities, raising standards of living and access to health-promoting goods and services. These factors also act, indirectly to reducing stress and low levels of wellbeing associated with financial insecurity, fear of crime, and low levels of social, financial and environmental capital. Not all high streets are health-promoting, however. The Plan policies therefore promote access to the City Centre which has a varied offer of uses, is inclusive, safe, clean, walkable and cycle-friendly. These factors impact on health inequalities, influencing life expectancy and healthy life expectancy. One example of how the City Centre can impact on health inequality is through the provision of facilities such as the Community Diagnostic Centre on Lister Gate, which will provide Nottingham's citizens with diagnostic appointments more quickly, in their City Centre.
- 3.7.18.** Other policies within the Plan also seek to introduce more green and blue infrastructure, street trees and wall and roof planting; reduce pollution, encourage active travel, and contribute to environmental and climate change initiatives. Transport measures will be focused on promoting sustainable transport, improved, inclusive and uncluttered street furniture, and Crime Prevention through Environmental Design (CPTED) to create safer, cleaner and more walkable and cycle-friendly high streets.
- 3.7.19.** The City Council's commitment to be a Child Friendly City is centred around enabling all children and young people in Nottingham to have a good start in life, live safely, be healthy and happy and go on to have successful opportunities in adulthood. In order to deliver this aim, development in the City Centre will need to ensure accessible and inclusive public spaces where children can play, learn, and socialise, such as the provision of the new children's play area on the newly pedestrianised Colin Street. Further parks, playgrounds, and recreational areas that cater to the diverse needs and abilities of children of all ages will also be supported. Moreover, priority will need to be given to the development of safe walking and cycling routes, ensuring that children can travel to school and other destinations independently and without fear of traffic hazards or crime.

Developing the City Centre as a transport hub

- 3.7.20.** In addition to the measures needed to support the improved offer, the focus on transport accessibility and connectivity within the City Centre, the creation of a high quality environment and improvements to safety for pedestrians and cyclists and

managing traffic and parking will also be essential, whilst maintaining suitable access for businesses, public transport and people with mobility impairments.

3.7.21. The City Centre is the most accessible part of the conurbation, and maintaining this accessibility will be essential to the ongoing vitality and viability of the City Centre. Bus and tram accessibility are particularly important in this regard and a Statutory Bus Quality Partnership has been established covering the City Centre to sustain a high quality bus system. Nottingham Station is an important gateway for commuters and visitors. However, the location, quality, type and quantity of car, cycle parking, cycle hire and car club space is also key to supporting the vitality and viability of the City Centre, and optimising its use, balancing the needs of shoppers and long stay users, will continue to be important.

Encouraging living in the City Centre where suitable living conditions can be secured

3.7.22. The City Centre is a highly sustainable place to live, with facilities, transport links, jobs and leisure all within close proximity. The quantum of new housing required across the Plan area means that a significant contribution will continue to be required from higher density schemes in and around the City Centre (which will include Purpose Built Student Accommodation in appropriate locations as set out in the City Council’s Local Plan Part 2 policies). However, it will be essential to see a greater mix of types, sizes and tenures than have been delivered previously, and this issue is addressed in Policy 8.

3.7.23. In some parts of the City Centre, issues of public order, noise and disturbance can arise as a result of the concentrations of licensed premises and large high occupancy venues. Planning can play a role in controlling or reducing the impact of licensed premises, in partnership with other licensing regimes and management strategies and so co-ordination with partners will be undertaken when considering planning applications.

Ensuring the highest quality of development

3.7.24. Nottingham’s historic, cultural and high quality built environment is a unique asset for the conurbation, which makes a positive contribution to the local character and distinctiveness of the City Centre and has the potential to make a more significant contribution to the economic wellbeing of the conurbation. The roles played by key historic and cultural assets such as the Castle, Caves and the theatres are critical to the success and diversity of the City Centre and will be enhanced wherever possible in bringing forward new City Centre development and regeneration. Similarly, it is increasingly recognised that successful city centres will need to capitalise on their wider roles as leisure destinations in order to support their key functions, and the promotion of specialist markets, attractions and events, or promoting specific areas (such as quarters) defined by character, function or available development opportunities, will be important in this regard.

Monitoring Arrangements

Targets	Indicators	Delivery
Maintain vitality and viability of the City Centre	Net new office floorspace in the City Centre	Development Management Decisions
	Net new homes in the City Centre	City Centre Survey

Targets	Indicators	Delivery
	Vacancy rate in City Centre	

Policy 7: Role of Town and Other Centres

1. The following network and hierarchy of centres will be promoted:
 - a) **City Centre:**
Nottingham City Centre.
 - b) **Town Centres:**
Arnold, Beeston, Bulwell and West Bridgford.
 - c) **District Centres:**
Bingham, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford and Sherwood.
 - d) **Local Centres:**

Broxtowe: (none)

Gedling: Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery site, Gedling Village, Mapperley Plains, Netherfield, Ravenshead.

Nottingham City: Alfreton Road, Aspley Lane, Beckhampton Road, Bracebridge Drive, Bramcote Lane, Bridgeway Centre, Carrington, Mansfield Road, Nuthall Road, Robin Hood Chase, Sneinton Dale and Strelley Road.

Rushcliffe: Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington.
 - e) **Below these are Centres of Neighbourhood Importance in Broxtowe Borough Council and Nottingham City Council areas which are defined in the Part 2 Local Plans.**
2. **The boundaries of centres and the identification of sites for main town centre uses to meet identified need are defined in current part 2 Local Plans and any further changes will be set out through future plan preparation. Proposed development should be appropriate in scale and nature to the role and function of that centre and of the area it serves.**
3. **Any new major residential-led centre development will be expected to consolidate and strengthen the network and hierarchy of centres and not harm their viability and vitality.**
4. **The following centres are considered to be in need of enhancement or to be underperforming. Future plans and / or planning guidance will seek to enhance their vitality and viability:**
 - a) **Arnold;**
 - b) **Bulwell;**
 - c) **Carlton Hill and Carlton Square;**

- d) Clifton;
- e) Eastwood;
- f) Netherfield;
- g) Robin Hood Chase;
- h) Stapleford;
- i) Strelley Road; and
- j) The Bridgeway Centre

A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.

5. **The vitality and viability of all centres will be maintained and enhanced, including widening their existing range of uses and allowing appropriate flexibility to accommodate changes of use to acceptable alternative uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. The primary focus for office-based development will be within the City Centre (as set out in Policy 6), with development of a lesser scale promoted in the town centres, with opportunities for smaller flexible workspaces being promoted across all centres.**
6. **In order to preserve the vitality and viability of existing centres, out of centre development will be strictly controlled. In accordance with the sequential test, main town centre uses should be located in centres. If no suitable sites are available in centres then edge of centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Such proposals should demonstrate how the proposed development will not have a severe adverse impact on any centre and therefore an impact assessment will be necessary to accompany proposals for retail and leisure uses (including those relating to mezzanine floorspace and the variation of restrictive conditions) which are not located within a defined centre where the proposal provides a gross floorspace in excess of 500 square metres.**

Justification

- 3.8.1. The area is served by a diverse range of distinctive town, district and local centres, all of which have important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre.
- 3.8.2. The network and hierarchy of centres is shown below on Map 7.1 (which includes for completeness town and local centres throughout Greater Nottingham). The validity of the retail hierarchy and network was confirmed in the Greater Nottingham Centres Study (2024). The existence of the hierarchy will help to guide new development to appropriately sized centres and ensure that future growth is adequately balanced across the plan area and Greater Nottingham as a whole. The hierarchy is influenced by both the scale and status of existing centres and will be flexible in allowing centres to grow sustainably where recognised centre needs are demonstrated. The NPPF also

supports the protection of established centres as it requires local authorities to apply a sequential test to accommodating new main town centre uses, requiring proposals to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. This helps to ensure appropriately sized and types of development that make a positive contribution to the role and function of any centre.

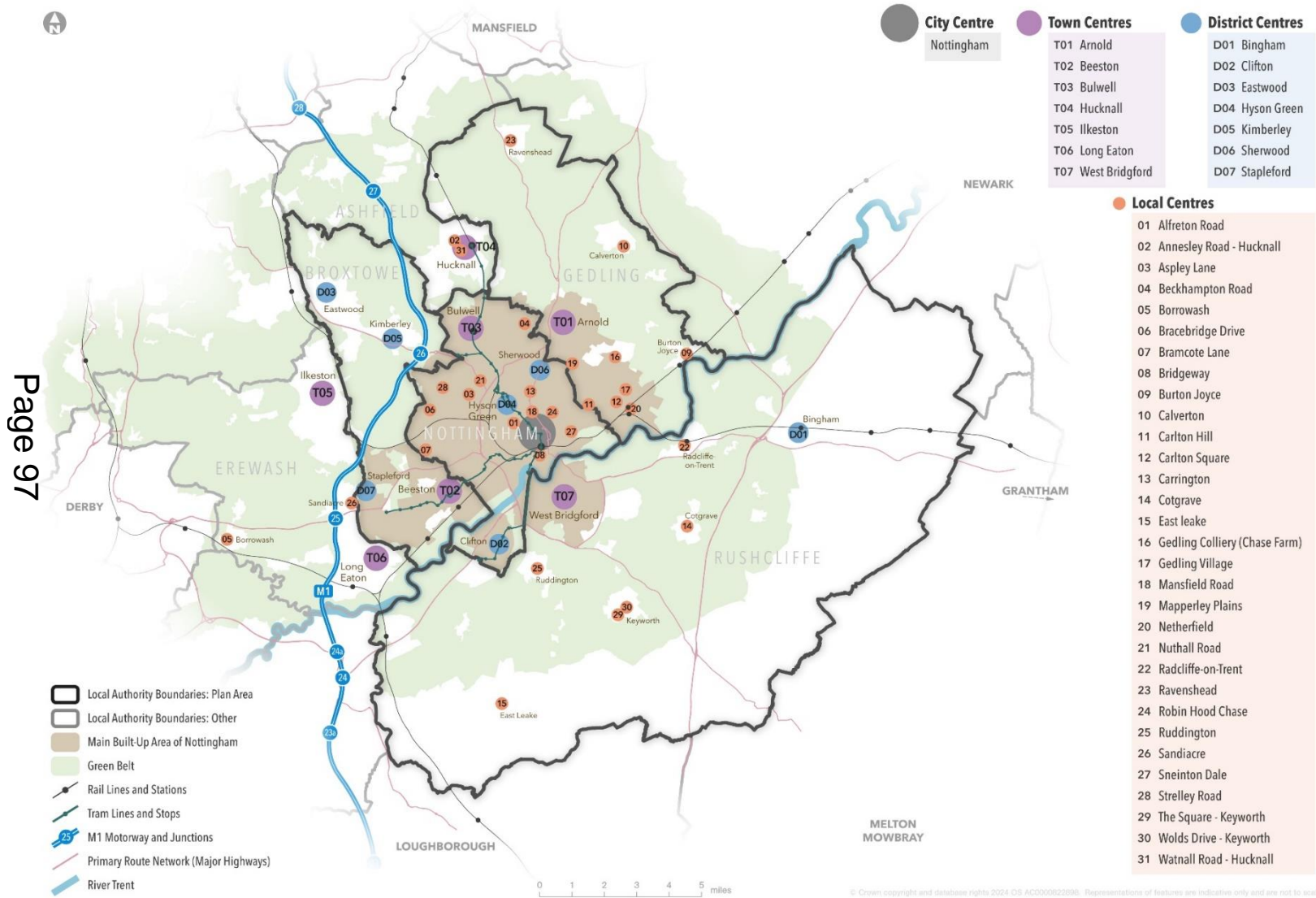
- 3.8.3.** The Covid pandemic accelerated changes already being experienced in centres. As a result, there has been a strong move towards people valuing and frequenting district, local and neighbourhood centres for their everyday needs. Accordingly, the Councils are committed to creating attractive, interesting, safe, walkable environments in which people can travel actively for short distances from home to centres for the services they need to use day to day such as shopping, school, community and healthcare facilities and services including council services, places of work, parks and green spaces, and more. These are all influential factors in ensuring the continued viability and vitality of centres.
- 3.8.4.** Over the Plan period, centres have the potential to play a more significant role within the local economy. Offices and workspaces can play a role in creating diverse centres, and with a strong network of linked centres around the area, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible. Changing shopping habits are also impacting on the city and town centres and they need to adapt to change to attract and retain visitors. There is an increasing reliance on their leisure offer, especially in the food and drink sector and in terms of the broader leisure economy such as arts and entertainment. In addition, town centres are becoming increasingly desirable places to live necessitating a mix of housing, and additional educational, community, and health uses / facilities. Accordingly, appropriate flexibility will be allowed to accommodate changes of use to alternative uses and multi-use buildings where appropriate. This will ensure the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances and changing shopping habits which have seen increased competition and reduced demand as well as behavioural changes such as the rise of social media, online shopping and its associated click and collect facilities. In addition, centres increasingly need 'adaptive resilience' to be able to respond to rapid changes in the retail and leisure industries, allowing a suitable mix of uses to reflect their distinctive characters.
- 3.8.5.** The NPPF requires councils to demonstrate through local plans how they can support the role that town centres play at the 'heart' of local communities, taking a positive approach to their growth, management and adaptation. In achieving this, the Councils will be guided by evidence from their Town Centre Health Checks and Studies, the latest of which were carried out in the Greater Nottingham Centres Study 2024. These assessments provide detailed data on the performance of centres and the mix of uses within them. This data will be reviewed regularly and used to assist in defining the extent of local centres and centres of neighbourhood importance through future plan preparation.
- 3.8.6.** It is also important that all centres continue to act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To ensure this, it is vital to maintain, and where needed, add to the diverse range of facilities, which can include markets, already present within them.
- 3.8.7.** Patterns of retail activity will inevitably evolve over the Plan period. Large new communities, mainly on identified strategic sites, are proposed and, to meet their

needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need. To this end, Bulwell and Clifton are recipients of almost £20 million each to invest in specific projects from central government funding. In Broxtowe, Kimberley and Stapleford have also received significant funding. It is hoped that this will revitalise the town centres and create jobs. New or enhanced centres should fit within the hierarchy, reduce the current number of unsustainable journeys and should not have a detrimental impact on other existing centres in the hierarchy.

- 3.8.8.** It is acknowledged that some centres are not performing to their potential. It will therefore be necessary to keep the health of centres under constant review and identify those which may be in decline and where future changes will need to be carefully managed. Indicators which point towards underperforming centres include high vacancy rates, poor built environments, low footfall and a narrow retail, leisure and employment offer, all of which influence how people make choices on where they wish to visit. Where centres are underperforming on some of these indicators, interventions through planning guidance or future plan preparation may be needed to improve economic performance.
- 3.8.9.** The impact of out of centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out of centre proposals that do not encourage sustainable methods of travel. Proposals for out of centre or edge of centre retail development and town centre uses will therefore be required to demonstrate both a sequential approach to their location and how they will not have a significant adverse impact on the vitality and viability of nearby centres, or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposals.
- 3.8.10.** The Greater Nottingham Centres Study recognised the importance of setting a local Impact Assessment threshold below the national requirement. The threshold has been set at 500 square metres in order to protect the vitality and viability of centres across Greater Nottingham. Proposals above the local threshold for impact assessments will therefore need to demonstrate that there would not be a significant adverse impact on in-centre investment. Where an Impact Assessment is required, early discussion with the individual council is recommended to agree technical details, such as the appropriate catchment to be used.
- 3.8.11.** In implementing Policy 7, the Greater Nottingham councils will have regard to the need for small scale convenience shopping provision in areas of deficiency to provide for the day-to-day requirements of local residents. Any such proposals should be of a scale and nature appropriate to serving a local catchment area and should not be intended to attract car-borne trade from elsewhere. These types of local format stores can reasonably be expected to provide no more than basic top-up convenience goods with a store size of up to 280sqm net sales which broadly complies with the Sunday Trading Act 2004. In determining whether a proposal meets a local need, the Councils will have regard to the extent and nature of the local catchment, proximity to existing shopping facilities and local accessibility.

Targets	Indicators	Delivery
Maintain vitality and viability of centres	Footfall Vacancy rates	Centre Health Checks

Figure 7.1: Network and hierarchy of centres



Policy 8: Housing Size, Mix and Choice

General Approach

- 1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space as set out in the Nationally Described Space Standard.**
- 2. Within Nottingham City there should be an emphasis on providing family housing, including larger family housing. Within the City Centre there should be an emphasis on flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes. Elsewhere in the Plan area there should be a broad and balanced mix of housing, across all types and sizes (in terms of number of bedrooms).**
- 3. There should be consideration of the needs and demands of the elderly and people with disabilities as part of overall housing mix, as evidenced in the Greater Nottingham and Ashfield Housing Needs Assessment, in particular in areas where there is a significant degree of under occupation and an ageing population. Provision should be made for the needs of the elderly and disabled, including through provision of bungalows and suitable flatted accommodation as appropriate.**
- 4. In order to meet the needs of residents and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime, all dwellings should comply with requirement M4(2) of the Building Regulations regarding accessible and adaptable dwellings where viable and technically feasible.**
- 5. The appropriate mix of house size, type, tenure and density within housing development will be informed by:**
 - a) evidence and recommendations contained within the Greater Nottingham and Ashfield Housing Needs Assessment (and any subsequent updates);**
 - b) the Councils' Housing Strategies;**
 - c) local demographic context and trends;**
 - d) local evidence of housing need and demand;**
 - e) the need to redress the housing mix within areas, including where there are concentrations of student households and Houses in Multiple Occupation;**
 - f) area character, site specific issues and design considerations; and**
 - g) the existing or proposed accessibility of a location by walking, cycling and public transport.**
- 6. Planning permission will not be granted for development, including changes of use and / or the erection of buildings to create new Houses in Multiple**

Occupation (HMOs), if it would undermine the objective of maintaining balanced, inclusive and mixed communities.

7. In Broxtowe, attention will be given, among other considerations, to the concentration of HMOs in the vicinity of an application site and, at a more local level, the ‘clustering’ of HMOs and the ‘sandwiching of non-HMO dwellings, with further details set out in Supplementary Planning Documents.

Approach to Affordable Housing

8. New affordable housing should be delivered on site and integrated with market housing unless exceptional circumstances justify an alternative approach. Where it can be robustly justified, off-site provision or a financial contribution will be accepted. On sites providing student dwellings, a commuted sum will be required in lieu of on-site affordable housing provision.
9. The thresholds, proportions and tenure mix for affordable housing for each local authority area are subject to parts 9 to 15 of the Policy below. The types and sizes of affordable homes on qualifying sites will be determined by:
- a) evidence and recommendations contained within the Greater Nottingham and Ashfield Housing Needs Assessment (and any subsequent updates); and
 - b) local evidence of housing need and demand.

Approach to Affordable Housing in Broxtowe

10. New residential developments including conversions should provide for a proportion of affordable housing on all sites of 10 dwellings or more or 0.5 hectares or more. The proportions of affordable housing which the Borough Council will seek to secure is as follows:

Area / Site	Affordable Housing Percentage
Allocated Strategic Sites	30%
Part 2 Local Plan allocated sites at Awsworth, Bramcote, Brinsley and Stapleford	30%
Part 2 Local Plan allocated site at Kimberley	20%
Non allocated Greenfield sites	30%
Non allocated Brownfield sites	20%

11. The Borough Council will seek an affordable housing tenure mix of 75% affordable housing for rent and 25% affordable home ownership. In order for an alternative tenure mix to be accepted it will need to be justified based on local housing need and viability.

Approach to Affordable Housing in Gedling

12. New residential developments including conversions should provide for a proportion of affordable housing on all sites of 10 dwellings or more or 0.5 hectares or more. The proportions of affordable housing which the Borough

Council will seek to secure is 20% or 30% depending on location as shown in Figure 8.1, unless a lower proportion is justified on viability evidence.

13. The Borough Council will seek an affordable housing tenure mix of 75% affordable housing for rent and 25% affordable home ownership. Social rent is the preferred type of rented product and should make up the bulk of the affordable provision. The remaining proportions of affordable rent, First Homes and shared ownership will be considered against local need and viability.

Approach to Affordable Housing in Nottingham City

14. New residential developments including conversions should provide for the following proportion of affordable housing:
 - a. For development where between 10 and 14 homes will be provided, the City Council will seek to secure at least 10% of the homes for social rent. Where evidenced by a viability assessment, substitution of social rent with an element of affordable rent may be acceptable, at a level that maximises the number of affordable homes for rent delivered by the scheme; and
 - b. For development where 15 or more homes will be provided, or the site has an area of 0.5 hectares or more, the City Council will seek to secure 20% of the homes for social rent. Where evidenced by a viability assessment, substitution of social rent with an element of affordable rent may be acceptable, at a level that maximises the number of affordable homes for rent delivered by the scheme.

Approach to Affordable Housing in Rushcliffe

15. New residential developments including conversions should provide for a proportion of affordable housing on all sites of 10 dwellings or more or 0.5 hectares or more. The proportion of affordable housing which the Borough Council will seek to secure is 30% of the total number of dwellings.
16. The Borough Council will seek an affordable housing tenure mix of 75% affordable housing for rent (equally split between social rent and affordable rent) and 25% affordable home ownership. In order for an alternative tenure mix to be accepted it will need to be justified based on local housing need and viability.
17. In the case of strategic sites, the level of affordable housing will be considered on a site-by-site basis taking into account localised information. The type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.

Approach to Rural Exception Sites

18. Where there is robust evidence of local need, such as an up-to-date rural housing needs survey, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements.
19. In allocating affordable housing on exception sites, such housing will be only made available to people that have a connection to that settlement, who are in housing need and are unable to afford market housing in the first instance. A

cascade mechanism will be applied for those instances where properties remain unoccupied.

Build to Rent

- 20. Build to Rent schemes will be supported in appropriate locations. Appropriateness will be determined by proximity to the main urban area or town centres or public transport corridors and interchanges. Town centre regeneration areas or strategic allocations may also be considered appropriate locations. Further detail will be set out in subsequent Local Plans or Supplementary Plans, as appropriate.**

Justification

Housing mix

- 3.9.1.** It is important that the right mix of housing is developed across the Plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under-occupation of properties, especially within more affluent suburbs of Nottingham, and within rural areas. In addition, improving the quality of housing conditions and design can have substantial impacts on reducing health inequalities. Residential development should provide a satisfactory environment for occupants and will be expected to meet the Government's Nationally Described Space Standard unless there is clear evidence to demonstrate that this would not be viable or technically feasible and that a satisfactory standard of accommodation can still be achieved.
- 3.9.2.** There is significant variation in house prices across the Plan area. Rushcliffe has the highest median house price at £331,500 (as per the Greater Nottingham and Ashfield Housing Needs Update 2024) with Nottingham City the lowest at £185,000 (the median for England was £290,000). House price trends in the Plan area over the last twenty years were generally below the regional and national trends (with the exception of Rushcliffe which was consistently above).
- 3.9.3.** Housing affordability also varies significantly across the Plan area. Housing affordability estimates are calculated by dividing house prices by annual earnings to create a ratio. In 2022 entry level house prices in Rushcliffe were 9.3 times lower quartile earnings compared to a ratio of 7.78 in Broxtowe, 7.72 in Gedling and 6.02 in Nottingham. This points to significant barriers for households in Rushcliffe and younger households in particular, being able to afford to own a home.
- 3.9.4.** Whilst households are projected to continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents often choose to remain within existing houses for a variety of reasons. The 2011 Census data showed that both the suburbs of the city and the more rural parts have high degrees of under-occupation within the existing dwelling stock. The 2021 Census showed that the number of under-occupied homes increased in all areas, although only marginally in Nottingham City. It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons.
- 3.9.5.** The 2021 Census shows that the proportion of households across the Plan area where at least one person has a disability is slightly higher than the national average. This

proportion is likely to increase over the Plan period as the population will on average get older and given that older people tend to be more likely to have a disability. The projected change shown in the number of people with disabilities provides clear evidence for justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations, subject to viability and site suitability. All new homes should be built to the M4(2) standard unless demonstrated that it would not be viable or technically feasible to do so, or unless complying instead with either standard M4(3)(a) or M4(3)(b) of the Building Regulations.

3.9.6. The table below sets out the proportion of housing types across respective tenures at the time of the Census 2021.

	Housing Type	1 bed	2 bed	3 bed	4+ bed
Broxtowe	Owner occupied	1%	20%	54%	25%
	Private rented	12%	40%	36%	12%
	Affordable (Rented)	38%	34%	25%	3%
	All dwellings	7%	25%	48%	20%
Gedling	Owner occupied	1%	19%	53%	27%
	Private rented	12%	46%	36%	6%
	Affordable (Rented)	34%	29%	34%	3%
	All dwellings	6%	25%	48%	21%
Nottingham	Owner occupied	3%	21%	58%	17%
	Private rented	17%	36%	31%	15%
	Affordable (Rented)	34%	29%	34%	3%
	All dwellings	14%	28%	44%	13%
Rushcliffe	Owner occupied	1%	15%	39%	44%
	Private rented	14%	40%	31%	14%
	Affordable (Rented)	23%	42%	32%	4%
	All dwellings	5%	21%	37%	36%

3.9.7. The City Council area has a lower percentage of family housing than the other authorities within Greater Nottingham. In 2021, 57% of Nottingham City's housing stock were 3 and 4+ bed households. This is compared to Greater Nottingham where 3 and 4+ bed households made up 70% of the housing stock, and to England where 3 and 4+ bed households made up 61% of the housing stock. This contributes to the loss of families, particularly to other parts of Greater Nottingham.

3.9.8. In order to address this challenge, the City Council is seeking to secure more family housing, and in particular, larger family homes. In particular, the provision of new housing in the City Centre has been dominated by smaller units, with a preponderance of one bedroom flats. In order to provide for a broader mix of housing types, and thus allow for a more diverse community, developments should include a broader mix of home types, including homes with two or more bedrooms. There are also opportunities for more innovative housing developments around the fringes of the City Centre, including the incorporation of larger town houses, or homes integrated into higher density flatted development, but with their own front doors. The forthcoming design code for the City Council will set out new approaches to housing form and layouts in order to improve design and capacity.

3.9.9. Within Rushcliffe there is a greater need for 1, 2 and 3 bedroom properties in order to diversify the housing mix. Since 2011, homes with 4 or more bedrooms have accounted for nearly 40% of all housing completions in Rushcliffe, and in 2021, homes with 4 or more bedrooms accounted for 36% of all households in Rushcliffe. Larger

properties are a defining characteristic of Rushcliffe’s stock profile, however it is clear that the mix of housing is becoming unbalanced towards very large properties, further reducing the availability of new entry level housing.

3.9.10. The Greater Nottingham and Ashfield Housing Needs Assessment, 2024, recommends the following housing mix across the study area:

	Market	Affordable Home Ownership	Affordable Housing (rented)	
			General Needs	Older Persons
1-bedroom	8%	18%	24%	46%
2-bedroom	34%	42%	39%	54%
3-bedroom	41%	30%	30%	
4+- bedrooms	16%	10%	8%	

3.9.11. There will be instances where adjustments should be applied according to the local profile of housing, the character of the local area, the sustainability credentials of the site and the viability of providing a particular mix of housing. The housing submarket recommendations contained within the report could therefore also be a consideration in determining mix. The mix referred to in the table above should however be used as the starting point. These recommendations may also be updated through subsequent Local Plans.

3.9.12. A mix of residential accommodation should be maintained within neighbourhoods to ensure that they do not become imbalanced. Student populations are transient and thus concentrations of student households, which are typically in the form of Houses in Multiple Occupation (HMOs), can create a high population turnover which in some circumstances leads to issues of antisocial behaviour and issues with parking and waste collection including fly tipping. Growth in student households within an area can also inhibit the availability and supply of homes for other groups within the population, such as families. This is particularly the case where larger homes are converted into HMOs.

3.9.13. The number of full-time students attending Universities in the area has increased considerably in recent years. The process of change brought about by increased numbers of student households and Houses in Multiple Occupation (HMOs) has altered the residential profile of some neighbourhoods dramatically and has led to unbalanced communities and associated amenity issues. This problem is most acute within Nottingham City and parts of Beeston.

3.9.14. In order to help address this, Nottingham City Council and Broxtowe Borough Council have introduced Article 4 Directions that require planning permission to be obtained before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing basic amenities (C4 Houses in Multiple Occupation), thereby enabling them to better manage the future growth and distribution of C4 HMOs across the City and parts of Beeston. Policy and guidance regarding purpose-built student accommodation, Class C4 HMOs and larger ‘sui generis’ HMOs are set out in policy 8 of this Plan, in Nottingham City’s Part 2 Local Plan and in Broxtowe’s Houses in Multiple Occupation Supplementary Planning Document. Further guidance may also be provided in subsequent Local Plans and Supplementary Plans.

3.9.15. A further key strand of creating and maintaining balanced, inclusive and mixed communities is the encouragement of purpose-built student accommodation in

appropriate areas. Such developments can provide a choice of high-quality accommodation for students and also assist in enabling existing HMOs to revert to Class C3 dwellinghouses, thus reducing concentrations of student households. Suitable locations are identified in Policy HO5 of Nottingham City’s Part 2 Local Plan.

Affordable Housing

3.9.16. Affordable housing, as defined by the National Planning Policy Framework, is housing for sale or rent for people whose needs are not met by the market. Government guidance indicates that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

3.9.17. It is acknowledged that the requirements for affordable housing will not always be viable. If the viability of a site is an issue, and a robust independent viability assessment based upon prevailing valuation principles evidences this and is accepted by the local authority, then lower proportions of affordable housing will be considered. Any available funding to support the affordable housing provision at the policy position should be included in any appraisal. If a lower level of affordable housing provision is agreed, then a clawback clause will be required on larger sites. Further detail on viability assessments will be set out through an authority’s subsequent Local Plan or planning documents, if appropriate.

3.9.18. In order to meet identified need, it is important for the Greater Nottingham Strategic Plan to plan for the delivery of affordable housing. The Greater Nottingham and Ashfield Housing Needs Assessment 2020 and Update 2024 identifies the level of affordable housing need for each authority based upon current and future projections and the development targets. It assesses the need for rented products and affordable home ownership separately.

3.9.19. The assessment identifies a need for 3,208 rented affordable homes per annum across the Plan area. The need for rented homes is significantly higher than when the last housing needs assessment for the 2014 Core Strategies (Part 1 Local Plans) was undertaken. The principal reason for this is due to the supply of relets of rented accommodation being much lower due to Right to Buy. This is particularly the case in Nottingham City.

3.9.20. The need levels for rented accommodation (affordable and social rent) are as follows:

	Broxtowe	Gedling	Nottingham	Rushcliffe
Net need of rented affordable	458	514	1,729	507

3.9.21. There is a relatively high level of affordable housing need per annum in comparison to overall annual housing need. However, the affordable housing need figures and overall housing need figures should not be compared directly as part of the calculation into affordable housing need is also factored into the overall housing need calculation.

3.9.22. There is not an identified overall need for affordable home ownership products when the Plan area is looked at collectively. The exception to this is Rushcliffe where there is a large “gap” identified between the cost of renting and buying which shows a

positive need. This lack of identified need does not preclude authorities from requiring affordable home ownership products as part of the affordable housing mix on sites, and the National Planning Policy Framework (2023) gives a clear direction that 10% of all new housing on larger sites should be for affordable home ownership, subject to certain exemptions, including to avoid significantly prejudicing the ability to meet the identified affordable housing needs of specific groups. The Housing Needs Assessments recommend that shared ownership is the most appropriate type of affordable home ownership product, as it is likely to be suitable for households where affordability is more marginal by having the advantage of a low deposit and subsidised rent.

	Broxtowe	Gedling	Nottingham	Rushcliffe
Net need of affordable home ownership (per year)	-42	-17	-364	+30

3.9.23. Policy 8 sets out the expected affordable housing tenure mixes for each local authority area. Where there is scope for flexibility in respect of tenure within the provisions of the policy for each authority, or an alternative mix is proposed, then this will need to be justified based on Government policy, evidence of affordable housing need, the existing tenure mix within the local area and site viability.

3.9.24. The expectation is that affordable housing provision should be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. On sites providing student dwellings, a commuted sum will be required in lieu of on-site affordable housing provision.

Affordable Housing in Broxtowe

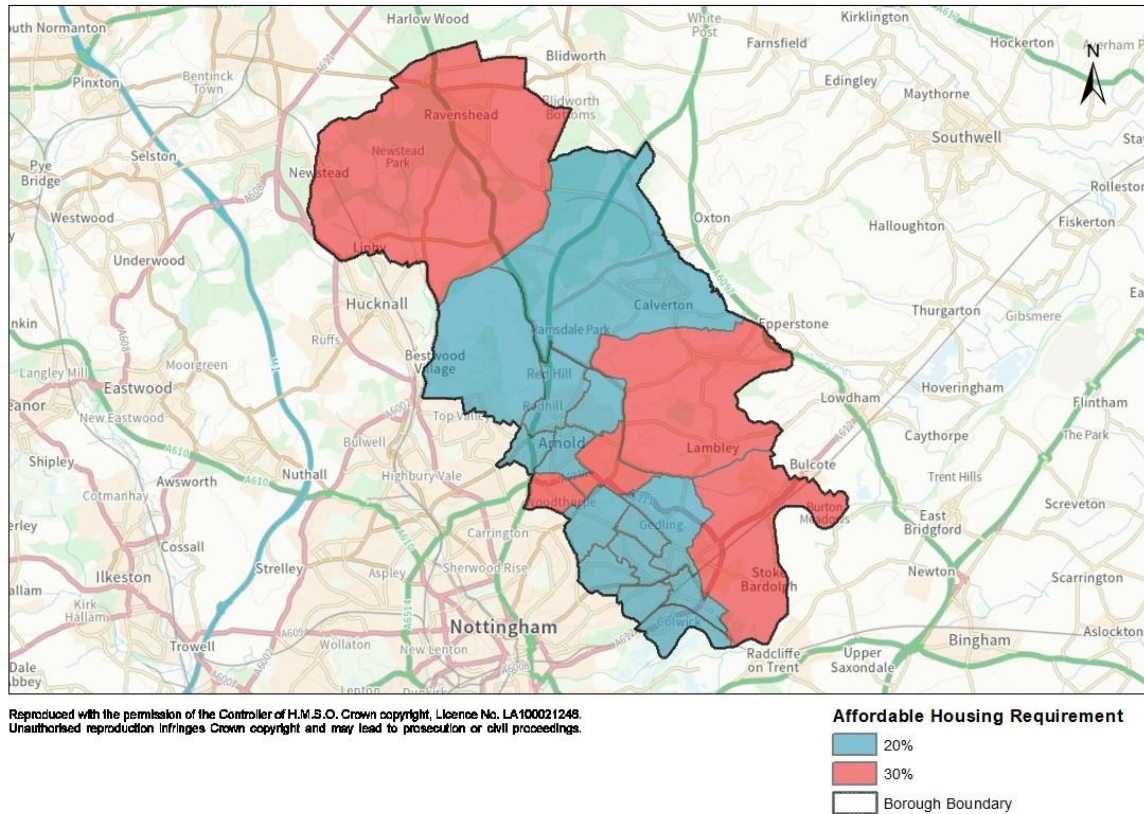
3.9.25. The affordable housing requirement is based on the approach established in the Broxtowe Part 2 Local Plan for existing allocations and strategic sites and then applies a distinction between brownfield and greenfield sites for new windfall sites due to the varying levels of viability identified within the plan wide viability. In response to evidence of need, the financial viability of different affordable housing tenures and the 2023 NPPF requirement for 10% of all homes on major sites to be available for affordable home ownership, of the total proportion of affordable housing sought, Broxtowe Borough Council will require 75% affordable housing for rent and 25% affordable home ownership. Any divergence from this approach would need to be based on evidence of need (including, where appropriate, housing tenure, property type and size and existing tenure mix in the local area) and viability considerations.

Affordable Housing in Gedling

3.9.26. The affordable housing requirement is based on plan wide viability and housing need. The plan wide viability analysed average residential sales within Greater Nottingham which resulted in two distinct value zones for Gedling (see Figure 8.1 below). The lower value zone includes wards: Bestwood St. Albans, Calverton, Carlton, Carlton Hill, Cavendish, Colwick, Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Porchester and Redhill. The higher value zone includes the remaining wards of: Dumbles, Newstead Abbey, Plains, Trent Valley and Woodthorpe. The lower value areas have an affordable requirement of 20% with the higher value areas 30%. It is

acknowledged in some cases this level of provision may make development unviable and a lower requirement would need to be fully justified by evidence. Further details will be outlined in an update to Gedling's Affordable Housing SPD.

Figure 8.1: Affordable housing zones within Gedling Borough



- 3.9.27.** The Housing Needs assessment has shown that the greatest need in Gedling is for rented affordable accommodation. When considering those who are unable to afford private rents and therefore will need to access affordable accommodation, more than half are estimated to need benefit support. This supports the preference for the social rented tenure when providing affordable housing for rent.
- 3.9.28.** The Housing Needs Assessment found that there is justification for Gedling Borough to set a lower price cap and income threshold for First Homes. The Council has published an Interim Planning Policy Statement on First Homes which provides further detail.
- 3.9.29.** In terms of number of bedrooms, the Housing Needs Assessment found for Gedling that the greatest bedroom size need in the market sector is for 3 bedrooms followed closely by 2 bedrooms. However, in the affordable sector the need skews towards smaller properties. In the affordable home ownership sector, the greatest need is for 2 bedrooms followed by 3 bedrooms, and in the affordable rented sector the greatest need is for 1 to 2 bedroom properties.

Affordable Housing in Nottingham City

- 3.9.30.** The Housing Needs Assessment has shown that Nottingham City has the highest level of housing need across Greater Nottingham and the predominant need within the City is for social rent. Taking into consideration the rental price, incomes and benefit support available to rent, the majority of households who cannot afford to access the open market to rent or to buy can only afford social rent.

- 3.9.31.** Nottingham expects a pipeline of affordable rented homes to come forward from registered providers as most Government funding programmes are orientated towards this tenure. Section 106 provision should prioritise social rent as this is the main funding option to enable the provision of social rent. Where evidenced by viability assessment, an element of affordable rent may be acceptable, but at the minimum level required to either achieve a policy compliant scheme, or if policy compliance cannot be achieved, to maximise the delivery of affordable homes for rent.
- 3.9.32.** The Housing Needs Assessment found that there is no justification in Nottingham City to consider First Homes as a suitable form of affordable housing for delivery in Nottingham. With regards to affordable home ownership, the Assessment found that there is likely to be an adequate supply of homes for sale on the open market that are priced within what would be considered an affordable price band, plus affordable home ownership properties will become available for resale. Consequently, the City Council will not require this form of affordable housing.

Affordable housing in Rushcliffe

- 3.9.33.** In response to evidence of need, the financial viability of different affordable housing tenures and the 2023 NPPF requirement for 10% of all homes on major sites to be available for affordable home ownership, of the total proportion of affordable housing sought, Rushcliffe Borough Council will require 75% affordable housing for rent (with a 50/50 split between social rent and affordable rent) and 25% affordable home ownership. Any divergence from this approach would need to be based on evidence of need (including, where appropriate, housing tenure, property type and size and existing tenure mix in the local area) and viability considerations.
- 3.9.34.** Rushcliffe Borough Council published in 2022 an Affordable Housing Supplementary Planning Document which provides relevant further guidance on affordable housing provision. This includes further details on the discounts that will be applied to discounted market sales properties including First Homes. This guidance will be updated as necessary to support the implementation of Policy 8 and to take account of housing needs assessment updates.
- 3.9.35.** In the case of larger phased developments (including all strategic site allocations), where appropriate, the type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.

Rural housing needs

- 3.9.36.** The Greater Nottingham and Ashfield Housing Needs Assessment 2020 identifies potential net need for affordable housing across submarkets in both urban and rural areas. In smaller settlements across the area where growth is not proposed, there may still be a local need for affordable housing that is justified by a robust local assessment. It is therefore considered appropriate to make provision within the Greater Nottingham Strategic Plan for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity.
- 3.9.37.** Section 17 of the Housing Act 1996 sets out how to enable affordable housing to remain affordable for present and future generations. The majority of rural settlements within the area that have a population of around 3,000 or below will qualify for developments of local needs housing under this policy, subject to other planning policy constraints.

3.9.38. In accordance with Policy 8, a cascade mechanism enables other people in housing need, but who do not have a connection to the settlement, to occupy an exception site affordable home. If there are insufficient applicants meeting these criteria within the settlement, applicants from neighbouring villages / parishes meeting the local connection criteria will be considered as part of the nominations cascade agreement. If there are insufficient applicants meeting these criteria applicants with local connections to the area as a whole or anyone deemed in need by the Registered Provider will be considered.

Build to Rent

3.9.39. There has been strong growth in the private rented sector across the Plan area over recent years. The PPG on Build to Rent states that authorities should specify the circumstances and locations where Build to Rent schemes would be encouraged. It identifies town centre regeneration areas and parts of large strategic sites as examples of suitable areas. Suitable areas within the Plan area are considered to be within the Creative Quarter, Canal Quarter and Royal Quarter in Nottingham City, around Beeston and areas in close proximity to transport nodes in Broxtowe, around West Bridgford in Rushcliffe and around Arnold and Carlton in Gedling. Elsewhere opportunities would also be encouraged on the main arterial routes into and on the borders of Nottingham City, and within Toton in Broxtowe.

Monitoring Arrangements

Targets	Indicators	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling size and type	Future Plans
Provision of affordable housing	Affordable housing completions by tenure	Development management decisions

Policy 9: Gypsies, Travellers and Travelling Showpeople

- 1. Sufficient sites for permanent Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made on appropriate strategic allocations and through future plan preparation.**
- 2. As part of creating sustainable and mixed communities, where there is an identified need, provision should be made within existing settlements or as part of future allocations.**
- 3. Where an identified need cannot be met within existing settlements or through future allocations, the following criteria will be used to identify suitable Gypsy and Traveller caravan and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:**
 - a) the site and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historic environment or agricultural land quality;**
 - b) the site should be located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school;**
 - c) the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;**
 - d) the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and**
 - e) the development of the site and the subsequent use should not have any unacceptable adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would be situated.**
- 4. In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.**
- 5. Existing permanent provision will also be safeguarded from alternative development.**

Justification

- 3.10.1. Planning Policy for Traveller Sites, (PPTS - updated 2023) sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework. These documents require councils to prepare assessments of local need based on robust evidence and then set targets for new pitches and plots.**

3.10.2. The Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021 (GTAA) sets out permanent pitch requirements for each local authority within Greater Nottingham between 2020 and 2038. It also recommends that councils explore the potential to provide stopping points to meet any transient need.

3.10.3. In relation to Gypsies and Travellers, three need figures were included in the study: first, one based on the ethnic identity definition (i.e. all those who ‘identify’ as travellers regardless of whether they have ceased to travel); second, based on the needs of families who have not permanently ceased to travel (i.e. based on the PPTS 2015 definition); and third, based on the ‘travel to work’ interpretation of PPTS 2015. However, government policy has reverted to the definition of Gypsies and Travellers adopted in 2012 for plan and decision making. Accordingly, this plan uses the ethnic identity definition figures which are as follows:

**Local Authority Gypsy and Traveller Accommodation Need
Pitch Requirement 2020 – 2038**

Broxtowe	1
Gedling	1
Nottingham City	21
Rushcliffe	20

3.10.4. The GTAA also identified the following Travelling Showpeople need:

**Local Authority Travelling Showpeople Accommodation Need
Plot Requirement 2020 - 2038**

Broxtowe	0
Gedling	8
Nottingham City	22
Rushcliffe	0

3.10.5. In line with PPTS it is proposed that a general criteria based policy approach in providing for Gypsies, Travellers and Travelling Showpeople be included within the Strategic Plan in order to provide guidance on where such provision should generally be located. In accordance with the results of the GTAA, the allocation of sites includes provision on the South of Clifton strategic allocation (see Policy 30) and the East of Gamston / north of Tollerton strategic allocation (see Policy 31). Further allocations may also be made through future plan preparation. The Greater Nottingham authorities will continue to work together on this strategic issue, and the extent of existing and new provision of pitches and plots and stopping places will be kept under review.

3.10.6. In seeking to allocate traveller sites, appropriate local consultation will be undertaken to ensure, as far as is possible, that the views and needs of both settled and traveller communities are taken into account.

Monitoring Arrangements

Target	Indicator	Delivery
Meet the needs of Gypsies, Travellers and Travelling Showpeople	Number of traveller plots / pitches allocated and granted planning	Development Management decisions

Target	Indicator	Delivery
	permission and then implemented	

Policy 10: Design and Enhancing Local Identity

- 1. All new development should be designed to:**
 - a) make a positive contribution to the public realm and sense of place through the creation of high quality public spaces;**
 - b) create an attractive, inclusive and healthy environment and support safe and resilient communities;**
 - c) reinforce valued local characteristics;**
 - d) be adaptable to meet changing needs of occupiers and the effects of climate change;**
 - e) reflect the need to reduce the dominance of motor vehicles and support active travel including through the creation of walking, cycling and public transport networks; and**
 - f) promote a suitable mix of uses, support local services and facilities including on site provision within walking distance where appropriate and achieve good walking and cycling connections to existing services off-site wherever practical.**

- 2. Development will be assessed in terms of its treatment of the following elements:**
 - a) structure, texture and grain, including street patterns, plot sizes and proportions, amenity space, orientation and positioning of buildings and the layout of spaces, including parking layout and location of cycle and bin storage;**
 - b) permeability and legibility to provide for clear and easy movement through, within and beyond new development areas;**
 - c) density and mix;**
 - d) massing, scale and proportion;**
 - e) materials, architectural style and detailing, and other features that contribute to the character of the local area;**
 - f) impact on the amenity of current and future residents or occupiers;**
 - g) incorporation of multi-functional Blue and Green infrastructure, recreational, relaxation and biodiversity opportunities which integrate with and enhance existing networks;**
 - h) site ground conditions, including those arising from land instability or contamination, together with the mitigation / remediation proposed or required;**
 - i) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer**

living environments to take into account natural disasters and threats to security;

j) potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and

k) setting of heritage assets.

3. All development proposals will be expected to perform highly when assessed against best practice guidance, design codes and Supplementary Plans.

4. Development must have regard to the local context including valued landscape / townscape characteristics and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

5. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.

Justification

3.11.1. The National Planning Policy Framework (NPPF) emphasises the importance of good design. It also reflects the recommendations of the Building Better, Building Beautiful Commission to embed beautiful place making into the framework. The NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places. In this context, Policy 10 requires all new developments to aspire to the highest standards of design, and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access. Policy 10 Part 2 sets out a number of key principles for achieving a consistent approach to high quality design across the Plan area. An explanation of the terms used in the Policy is set out in the glossary.

3.11.2. The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and identity. The Government has published the National Model Design Code based on the National Design Guide to aid local authorities in developing their design codes.

3.11.3. The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. In the absence of local design guidance, local planning authorities will rely on the National Model Design Code, which would be a material consideration in the consideration of the design of development proposals. However, there is scope to produce more bespoke design codes for local areas, and Policy 10 provides guidance to be set out in greater detail through future plan preparation and supplementary planning documents which may include local design codes. There is also a raft of guidance relating to the wider aspects of sustainable design and construction, which is set out below.

3.11.4. Many of the Plan's urban areas include locally distinct and important features, including historic street patterns such as those found in the City Centre, the use of local materials such as Bulwell stone, villages with local vernacular style, and historic residential

areas. New design will be expected to relate positively to these and other important local features, which can include religious or cultural character. Where the local context has few positive characteristics, development should create a new positive character and enhance identity.

3.11.5. Local evidence will be used to inform and guide decisions, including urban and landscape characterisation studies where appropriate. This more detailed guidance will assist in the implementation of this policy, especially for large or sensitive sites, and address particular design issues, or provide more detail.

3.11.6. Although now considered to be greenfield sites, gardens in built-up areas can provide sustainable locations for new homes and reduce the need to develop land within the Green Belt or the countryside. However, they can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the NPPF, future plan preparation may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.

3.11.7. It is recognised that there are different ways of achieving sustainable design and construction in new developments. In this context, there are a number of internationally and nationally recognised guides and standards for sustainable construction and design (see examples set out below). The use of such guidance is encouraged, and their application to development proposals is subject to further guidance in future plans and supplementary planning documents.

- Design for Homes: Building for a Healthy Life (2020);
- Streets for a Healthy Life: A companion guide to Building for a Healthy Life, 2022
- Building Research Establishment Environmental Assessment Method (BREEAM) standards (2023);
- Town and Country Planning Association: The 20-Minute Neighbourhood Guide (2021);
- Building Research Establishment Environmental Assessment Method (BREEAM) the Green Guide (2019);
- Building Research Establishment: Home Quality Mark (2020);
- Passivhaus Trust UK, Passivhaus Standard (2021); and
- Department for Transport: The Manual for Streets (in the process of being revised and incorporating Manual for Streets Versions 1 (2007) and 2 (2010)).

3.11.8. It is important that new housing development is of high quality, in order to enhance or create a distinctive sense of place, where people will be proud of their neighbourhood. 'Building for a Healthy Life' updates the earlier 'Building for Life' standards but retains the 12 key aspects of good design. This is an established and recognised methodology for assessing the design of new housing and neighbourhoods which is particularly supportive of pre-application discussions. However, it is recognised that it can be difficult to achieve these standards on smaller schemes therefore the policy offers some flexibility to deal with this. Further guidance on design standards for individual Council areas will be included in design codes and Supplementary Plans.

3.11.9. In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the Plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings. For residential development, the Government published an uplift in Part L standards, introduced in June 2022, which required development to be future-proofed and move the industry

towards the Future Homes Standards and Future Building Standards. Policy 1 sets out how new development should contribute to mitigating and adapting to climate change. There are some good local examples of development which performs to high design and sustainability standards, such as the Trent Basin redevelopment at the Waterside, modular homes at Chase Farm in Gedling, and similarly high quality exemplar developments will be sought throughout the Plan area.

- 3.11.10.** The Councils support the concept of compact and connected neighbourhoods within which people can travel actively on foot or by cycle for short distances from home to centres for the services they need to use. These include day to day needs such as; shopping, school, community and healthcare facilities and services, places of work, parks and green spaces. In general, the principle is that all residents should be within a short walk or cycle ride of general day to day shops and services. A number of policies in the GNSP seek to achieve the objective of the compact and connected neighbourhood for example, GNSP Policy 1. However, the design of developments is key to achieving the sustainable neighbourhood concept. Policy 10.1(e) and (f) are especially relevant. The Policy promotes the general principle of reducing the reliance on the private car in favour of active travel such as cycling and walking. Large strategic sites should include any necessary services and facilities within walking distance and all developments should seek to provide good walking and cycling connections to offsite shops and services where possible. Large strategic sites should also seek to achieve a suitable mix of uses to assist in reducing the need to travel.
- 3.11.11.** New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets (in the process of being updated) is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors.
- 3.11.12.** The area has some distinctive and locally valued landscapes, such as the 'River Meadowlands' in the Trent valley, and the 'Dumble Farmlands' in Gedling. New development should have regard for the landscape in which it is located, for example, the important ridge lines surrounding parts of the main built-up area of Nottingham.
- 3.11.13.** Development should protect, conserve or, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.
- 3.11.14.** The protection and enhancement of heritage assets is a key objective of the GNSP (see Policy 11: Historic Environment). It is also recognised that heritage can play an important role as a driver for growth and regeneration in parts of the Plan area through suitable conversions and changes of use of heritage buildings and through new development being in keeping with the historic character. Policy 10 includes the design principle that the design of development would need to be considered in the context of the setting of identified heritage assets within the locality and have regard to nationally designated heritage assets. Historic England identifies nationally designated heritage assets, and the Councils may identify non-designated heritage assets. Further guidance relating to heritage assets may be set out through future plan preparation. Historic Area Assessments as recommended by Historic England are useful tools for planning in terms of understanding historic places and their significance. Conservation Area Appraisals and Management Plans are also material considerations and often contain important guidance on design.

- 3.11.15.** In line with the NPPF, Blue and Green infrastructure (BGI) should be incorporated within the overall design of a scheme. The integration of on-site BGI provides multiple benefits such as reducing and attenuating surface water run-off, helping to improve air quality by absorbing particulate matter and restoring and enhancing biodiversity through habitat creation. The GNSP is underpinned by a BGI Strategy, which sets out key principles and priorities for BGI. On-site provision will generally be required for most development, and contributions to off-site BGI may also be sought.
- 3.11.16.** NPPF Paragraph 101 states that planning policies and decisions should promote public safety and take into account wider security and defence requirements. The NPPF goes on to state that this includes anticipating and addressing malicious threats and natural hazards especially in places where people concentrate such as town centres. The guidance stresses the importance of consulting the Police Service and other experts during plan preparation and on planning applications. Policy 10 therefore sets out the principle that design should be used to achieve safe and resilient communities in the context of both natural disasters and threats to security. The quality of buildings and spaces has a strong influence on the quality of people's lives, and attractive, imaginative, and well-designed environments can help reduce crime, the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day. Further guidance on safety and security is set out in the National Planning Practice Guide: Healthy and Safe Communities. More detailed guidance may be set out through future plan preparation. Supplementary Planning Documents and / or Supplementary Plans.
- 3.11.17.** Policy 10 Part 1(b) focuses on the need to achieve safer resilient communities especially in the context of natural disasters arising from climate change. Natural disasters such as flooding or overheating are likely to become more common over the Plan period. For example, flood resistant building materials would be more able to resist flood damage and result in a quicker recovery. Similarly, sustainable drainage systems on and off-site can build in more resilience for the wider community. In this context, it is important to recognise that certain demographic groups such as the elderly and types of housing such as basement flats are more vulnerable. Part 1 d) requires adaptation to the effects of climate change in the design of new development, for example, how it is laid out, sited and designed to withstand the effects of hot spells or intense rainfall. Policy 1 provides more details.

Monitoring

Target	Indicator	Delivery
Improve the standards of design	Monitor achievement of development proposals against best practice guidance and standards for design, including design codes	Future plans Supplementary Plans Development Management decisions

Policy 11: The Historic Environment

- 1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and / or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.**

- 2. All elements of the historic environment have a presumption of being conserved, or enhanced, wherever possible, with a particular focus on securing enhancement to those which contribute towards the unique identity of areas and help create a sense of place with further detail set out in part 2 Local Plans. Elements of particular importance include:**
 - a) archaeological remains of prehistoric, Roman, medieval, post-medieval and modern day periods;**
 - b) the industrial, commercial and agricultural heritage such as the textile and coal mining heritage and the various canals;**
 - c) the literary heritage associated with DH Lawrence, Lord Byron and Alan Sillitoe;**
 - d) Registered Parks and Gardens and important historic landscape features such as Sherwood Forest and ancient or mature woodland;**
 - e) historic features within Nottingham City Centre such as the medieval street patterns, the caves under the City Centre, the Park Estate and Lace Market;**
 - f) prominent Listed Buildings and Scheduled Monuments, such as Nottingham Castle, Wollaton Hall, Newstead Abbey, Flintham Hall, Bennerley Viaduct and buildings D6 and D10 on the Boots campus; and**
 - g) all other caves beyond the City Centre, most notably around Arnold and to the north of the City Centre.**

- 3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:**
 - a) preparation and use of appraisals and management plans of existing and potential Conservation Areas;**
 - b) considering the use of Article 4 directions;**
 - c) working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;**
 - d) considering improvements to the public realm and the setting of heritage assets within it;**
 - e) ensuring that information about the significance of the historic environment is publicly available;**

- f) **assessing the archaeological potential of a site in advance of development taking place and taking appropriate mitigation measures to preserve archaeological remains in situ, or enable their preservation by record through excavation;**
 - g) **requiring the recording of heritage assets where there is a loss in whole or in part to the significance of that asset; and**
 - h) **considering the need for the preparation of local evidence or plans.**
4. **Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.**

Justification

- 3.12.1.** Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'. Designated heritage assets include Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens and Scheduled Monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these 'non-designated assets' is a material consideration in determining planning applications as identified in the National Planning Policy Framework.
- 3.12.2.** The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 3.12.3.** Policy 11 has identified a number of specific elements of the historic environment of the area that are considered to be particularly important to the Plan area as a whole. There may also be many more elements that are particularly important and a number of elements which are of more localised value. These may be identified in existing part 2 Local Plans, through future plan preparation or work undertaken by individual authorities.
- 3.12.4.** When considering applications which impact on the historic environment or heritage assets and their settings, the Councils will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and implemented where possible. When considering sites of potential archaeological importance, including those as identified on the Historic Environment Record for the area, the Councils will, where appropriate, request a prospective developer to arrange for an archaeological assessment and field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified. Any measures required to be taken following assessment or evaluation will be detailed as a planning condition linked to planning permission.
- 3.12.5.** In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives. This could include bringing an historic building back into use

which has a benefit of reducing the overall amount of natural resources used, assisting regeneration and preserving or enhancing the character of the area in which the building sits.

- 3.12.6.** Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. Provided that there is a sufficiently realistic and imaginative approach to the maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets.
- 3.12.7.** The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production and maintenance of local lists of heritage assets will be considered as will the production of detailed master plans for specific areas. Carrington Street is an example of a heritage-led regeneration scheme in the city, linking the station to the City Centre and involves reinstating historic details and improving the condition of buildings, such as reinstating vacant ground-floor shops and repairing the elevation above. Other local evidence and plans could include the development of criteria for the identification of 'non-designated' heritage assets and the development of Design Guidance / Codes which are sensitive to Greater Nottingham's heritage.
- 3.12.8.** Conservation Area Appraisals and associated management plans offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these cases, steps should be taken to ensure that the assets are appropriately recorded before they are damaged or destroyed.

Monitoring

Targets	Indicators	Delivery
Decrease number of heritage assets at risk	Number of heritage assets at risk on national register	Development Management decisions Conservation Area Appraisals Powers under Planning Listed Buildings and Conservation Areas Act 1990

Policy 12: Local Services and Healthy Lifestyles

- 1. New, extended or improved community facilities will be supported where they meet a local need. Where there is an evidenced need, new or improved community facilities should be provided to support major new residential development or regeneration objectives. Where the scale of residential development does not merit providing community facilities directly, contributions will be sought to improve existing community facilities provision.**
- 2. To support the creation of compact and connected centres and neighbourhoods, community facilities should:**
 - a) be located within the City Centre, town centre or other centres, wherever appropriate; or**
 - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
 - c) where possible, be located alongside or shared with other local community facilities.**
- 3. Change of use from community facilities to other uses and redevelopment for other purposes will not be permitted, unless there is clear evidence that the use for community facilities is no longer needed or suitable alternative provision will be made available.**

Justification

- 3.13.1.** For the purposes of this policy, community facilities include schools, nurseries, post offices, local shops in rural areas, public houses, places of worship or religious instruction, church halls, health centres, GP practices, pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services. The list of defined facilities is however not exhaustive as other community facilities may provide a community benefit.
- 3.13.2.** The delivery of healthy sustainable communities is a key priority of all the Councils, and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. This policy will support proposals where they will increase the range or quality of community facilities across the Plan area.
- 3.13.3.** If community facilities are to serve the entire community, they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the City, town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of, and need for, facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a demand for these services.
- 3.13.4.** The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is

disadvantaged in accessing health care facilities. Local authorities and the Nottingham and Nottinghamshire Integrated Care Board have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to understand the needs of the whole community, so that they can work together to put in place services that meet these needs. It is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas. Work with primary care providers will ensure a fair distribution of primary care facilities across the area and where appropriate these will be included in future plans.

- 3.13.5.** Combined facilities either within the same building or alongside each other offer a way for community facilities to be viable in a location where they may not have been previously. This principle has been adopted by health providers and other agencies in several locations through Joint Service Centres, which bring together a range of health services with other community services, such as those provided by a Council, in one building. A Joint Service Centre has recently been completed at Cotgrave.
- 3.13.6.** Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.
- 3.13.7.** To protect community facilities, it is necessary to put in place a mechanism to control alternative uses to ensure that their continued use as community facilities is fully explored. It is expected that the evidence submitted regarding the lack of need for the facility would be appropriate to the scale, type and accessibility of the facility and would address other alternative facilities in the locality that could meet any shortfall in provision.
- 3.13.8.** Development can add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities. This is especially true in relation to the Sustainable Urban Extensions and other strategic sites as identified in Policy 3 which will form new communities. The impact on, or the need to provide new, community facilities should be examined when allocating sites or considering planning applications. Stakeholders and service providers should be consulted.
- 3.13.9.** One of the key objectives of the Strategic Plan is improving the health and wellbeing of residents. By prioritising new or improved health centres, leisure centres and other facilities that encourage healthy behaviour for residents of all ages through the Strategic Plan, the Councils will work with partners to achieve a reduction in health inequalities.

Monitoring

Targets	Indicators	Delivery
Improved accessibility from residential development to key community facilities and services	% of all households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop.	Future plans Development Management decisions
Improvements in health	Life Expectancy	
Provide new or improved community facilities	Community facility works or contributions secured through	S106 agreements

Targets	Indicators	Delivery
	s106 agreements	
Restrict loss of community facilities	Number of planning permissions granted which will result in a loss of existing community facilities	Development management decisions

Policy 13: Culture, Tourism and Sport

1. **Further provision of culture, tourism and sporting facilities will be supported with details set out through future plan preparation as appropriate, in line with the following approach:**
 - a) **major new cultural and tourism facilities of national or regional importance will be located in or adjoining Nottingham City Centre, unless the nature of the proposed scheme clearly requires a different location;**
 - b) **new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, unless the nature of the proposed scheme clearly requires a different location, or the scheme involves the improvement of existing facilities;**
 - c) **major new sporting facilities of national or regional importance will be supported where this complements the strengths of existing facilities; and**
 - d) **all cultural, tourism and sporting facilities should be accessible by non-car modes of transport, including walking, cycling and public transport.**
- 2 **Existing cultural, tourism and sporting facilities will be protected unless the benefits of development clearly outweigh the need to retain the facility, and their further development will be supported.**

Justification

- 3.14.1. The area has significant strengths with regard to both culture and sport, having a critical mass of attractions and facilities which is an important part of the tourism and visitor 'offer'. These facilities are also important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where there is a continuing viable need for them, unless the benefits of the development clearly and demonstrably outweigh the need to retain them. Where this is the case, applicants should firstly seek suitable alternative provision, and where this is not possible, set out robust justification for the loss of the facility. Whilst there are currently no proposals for major new facilities in the Plan area, this policy is aimed at responding to any proposals which may come forward over the Plan period, for instance, as part of the wider regeneration of the Broadmarsh area.
- 3.14.2. The City Centre is particularly well served by cultural facilities and is the premier tourist destination, with the revamped Nottingham Castle, Nottingham Contemporary art gallery and the National Justice Museum being examples, while the south east of the Nottingham conurbation is home to Trent Bridge Cricket Ground, the Nottingham Forest and Notts County Football Grounds, and the watersports centre at Holme Pierrepont. Some of these locations could benefit greatly from the development of new or enhanced facilities. This would help improve the sporting reputation of the area and make best use of existing transport and supporting infrastructure whilst also contributing to improving health and wellbeing.
- 3.14.3. Much of the cultural, tourism and sporting offer is more evenly spread across the Plan area, for instance the Lakeside Arts Centre at the University of Nottingham, the New Art Exchange in Hyson Green, and the International Tennis Centre at Highfields.

Tourism is also important more widely, centred around Robin Hood, Byron and DH Lawrence, and has an important role for towns such as Eastwood and Hucknall. Similarly, the enhancement of Sherwood Forest (as proposed in the Forest Corner Masterplan) as an attraction has the potential to increase visitor numbers, and there will be opportunities to expand and enhance existing facilities, both here and elsewhere, as well as encouraging new provision. When considering new development, account will be taken of the population to be served by facilities.

- 3.14.4.** By their nature, some culture, tourism and sporting facilities are not appropriate in town centre locations, for instance noisy sports such as shooting, or proposals that require extensive areas of land. These should be located in areas that are or can be made accessible by a variety of transport modes, particularly active modes such as cycling and walking.
- 3.14.5.** The role of community level culture and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. However, these can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In some instances, it may be that new religious and cultural facilities need to be located outside of local centres in order to serve the catchment for the proposed facilities where this local need is shown not to be adequately addressed within a local centre. In addition, proposals in and around existing religious facilities needs to be dealt with sensitively. Where relevant, such issues will be picked up through future plan preparation or dealt with in Development Management decisions.

Monitoring

Target	Indicators	Delivery
Protect existing cultural, tourism and sporting facilities	Number of planning permissions that will result in a loss of existing major cultural, tourism or sporting facilities	Development Management decisions

Policy 14: Managing Travel Demand

- 1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the spatial strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.**
- 2. The priority for new development is in selecting sites already, or which can readily be made, accessible by walking, cycling and public transport. Where accessibility deficiencies do exist, these will need to be fully addressed. In all cases it will be required that severe impacts on the highway network are avoided in order to not compromise its effective operation and its ability to provide sustainable transport solutions or support economic development. Strategic distribution development should have the potential for a rail freight connection.**
- 3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve new development will be implemented which will seek to provide (in order of priority):**
 - a) site-specific and area-wide travel demand management measures to reduce travel by private car and incentives to use public transport and to encourage active travel (walking and cycling) for appropriate journeys;**
 - b) improvements to public transport local infrastructure and services as well as active travel (walking and cycling) facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;**
 - c) optimisation of the existing highway network to prioritise public transport and active travel (walking and cycling) facilities that are provided early in the build-out period of new developments such as improved / new bus and cycle lanes and measures to prioritise the need of pedestrians above the car;**
 - d) highway network management measures; and**
 - e) highway capacity enhancements to mitigate severe impacts arising from residual car demand where the measures required under points (a) to (d) above are insufficient to avoid significant additional car journeys.**
- 4. The implementation of the hierarchical approach should have regard to the needs of people with mobility difficulties.**

Justification

- 3.15.1.** The key element of this policy is to encourage development in locations which support the promotion of sustainable and safe travel choices as alternatives to the private car, in particular good quality public transport and attractive routes for cycling and walking. A key way of achieving the objectives of this policy is to firstly secure new developments in locations where public transport and active travel (walking and cycling) use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and frequency, and use Travel Demand Management measures to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of

reduced car use and associated savings in carbon emissions, noise and pollution, as well as health benefits associated with active travel. A reduction in car use also has the benefit of reducing the necessity of road building / widening and junction improvements therefore saving money. This is particularly important when available funding for major infrastructure work including road building both from private and public sectors is likely to remain limited. In addition, it is necessary to address inequality issues in public transport and to consider the impact of modal shift on elderly and disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter travel choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

- 3.15.2.** Effective area-wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.
- 3.15.3.** The area enjoys an extensive public transport network comprising bus, tram and rail which focuses on the City Centre as a key destination. However, capacity remains a key issue and, when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services or providing feeder services which interchange with the main public transport network outside of the City Centre, for instance at park and ride or tram stops.
- 3.15.4.** A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion, which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area-wide Travel Demand Management. This approach is consistent with national and local transport policies promoted through the Local Transport Plans (LTPs), and the East Midlands Combined County Authority's (EMCCA) area wide draft LTP (which will replace the existing LTPs).
- 3.15.5.** Transport priorities within these LTPs reflect national objectives, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. The Strategic Plan will have an important role to play in delivering the LTP objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements. Ensuring that implementation of the Strategic Plan supports the wider transport objectives, and vice versa, will require the commitment and close cooperation between the Local Planning Authorities, Local Highway Authorities, EMCCA, National Highways and other transport providers.
- 3.15.6.** Travel Demand Management is about encouraging people to travel less and / or use sustainable means of travel where possible when they do need to make journeys, including active travel methods such as walking and cycling. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness

campaigns, expanded use of transport data systems and broadband-enabled homeworking. These techniques can be very effective at changing travel behaviour.

- 3.15.7.** Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning Conditions or Legal Agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.
- 3.15.8.** In order to encourage public transport for work commuting, long stay parking should be managed effectively. Within Nottingham City, in 2012, the City Council introduced the Workplace Parking Levy in order to ensure employers adhere to the principle of managing demand and to attract revenue to contribute towards public transport initiatives and other alternatives to private car travel, including grant funding to employers to help their employees travel to work sustainably. Parking provision will continue to be carefully managed to help maintain vitality and viability in the city, town, district and local centres.
- 3.15.9.** Nottingham's rail services also provide an alternative to private car, but the local commuting network is not well developed. There is scope both for new services, and for new stations, which should increase the attractiveness of services, and increase patronage. In terms of moving goods by rail rather than road, when considering sites for storage and distribution uses, priority has been given to sustainable locations with access to the rail network, as set out in Policy 5.
- 3.15.10.** The Strategic Road Network (SRN) of motorways and trunk roads plays an important role in supporting the economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the effective operation of the SRN but proposed growth in Greater Nottingham will give rise to cumulative impacts on the SRN. The committed A52 improvements between the junction of the A52/A453 and junctions within Radcliffe on Trent will improve the operation of this key west to east route across Greater Nottingham. The effective operation of other parts of the SRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements where appropriate.
- 3.15.11.** The Councils in the area and National Highways will work together to examine the cumulative impacts of development on strategic routes across the area with a view to identifying appropriate route measures that can be brought forward to support growth. The implementation of this policy is likely to involve a level of iteration between the five stages listed in order to ensure their effective delivery. For example, improvements to public transport services will enable more effective Travel Demand Management measures to be introduced and improved highway operation may facilitate public transport improvements.
- 3.15.12.** As noted above, the proposals in this Strategic Plan will inevitably lead to more journeys being made, and this will impact on the transport network. Challenges associated with the traffic growth include:
- In common with all major urban areas and their hinterlands, increased congestion occurs even without further development.
 - There are widespread impacts across the network caused by the aggregate of development growth.
 - Problem locations are not necessarily local to development sites.

- The GNSP area has a large number of junctions operating at or close to capacity, so junction operation is significantly worsened by a relatively small increase in trips.
 - Addressing problems will involve reducing car use for existing trips as well as new trips.
- 3.15.13.** The East Midlands Gateway Model has been used to measure the transport impacts of this Strategic Plan at the morning and afternoon peak periods, in terms of changed congestion at junctions. The model forecasts significant impacts on the Strategic Road Network, key radial routes and within the city centre.
- 3.15.14.** A mitigation package has been developed following the hierarchy set out in this policy, including principally active travel and public transport measures, but some highway improvements have also been developed. This package has been modelled to understand the extent to which congestion impacts are capable of mitigation. Key elements of the mitigation package are included in Policy 15 Transport Infrastructure Priorities.
- 3.15.15.** An additional factor is that the majority of the strategic sites in the GNSP are not new, most are existing allocations and many benefit from planning permission. Sites not previously included in Local Plans and / or which do not benefit from planning permission are limited to the Former Bennerley Coal Disposal Point, the part of Toton and Chetwynd Barracks Strategic Allocations not accounted for in the Broxtowe Local Plan, the extension to Top Wighay Farm Strategic Allocation in Gedling, and the Broad Marsh Strategic Allocation in Nottingham City. Thus much of the rise in growth in traffic over the GNSP period is already planned for, and where planning permission exists, mitigation will already have been agreed through S106 agreements.
- 3.15.16.** A key finding of the modelling is that much of the impact on the road network derives from background traffic growth already planned for, rather than the Strategic Plan's unimplemented proposals, and it is therefore problematic to attribute specific measures to specific site allocations. However, in the view of the plan making authorities, the transport modelling shows that congestion impacts can be mitigated to an acceptable level.

Monitoring

Targets	Indicators	Delivery
Reduce need to travel by private car	Proportion of households within a 400m walk to a bus or tram stop with an hourly or better daytime service	Future plans
Increase the number of developments supported by travel plans	Number of travel plans agreed	Development management decisions s106 agreements
Enhance existing transport capacity	Number of permissions granted with contributions secured through s106 agreements to improve active travel and public transport.	Consultation with the local highway authority

Policy 15: Transport Infrastructure Priorities

- 1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the spatial strategy in Policy 2, the principles of travel demand management in Policy 14 and the priorities of the East Midlands Combined County Authority Local Transport Plan.**
- 2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non-private-car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.**
- 3. Existing planned transport schemes which are essential to the delivery of the Strategic Plan and with committed funding:**

Active Travel

East-West Cycle Corridor (approaching completion)

Public Transport improvements

Bus Priority - A60 Nottingham Rail Station to West Bridgford

Highway improvements

A52 Junctions (Wheatcroft and Nottingham Knight roundabouts)

A453 Mill Hill roundabout

- 4. Other schemes have no committed funding but are being explored further. If funding is secured, the following could be delivered over the Plan period:**

Active Travel

South West Orbital Cycling Route

Public Transport improvements

Midland Mainline Upgrade Electrification to Nottingham station

National Rail Toton railway station / interchange

National Rail Robin Hood Line Extension

National Rail improvements to Maid Marian Line, Castle Line

National Rail additional service Poacher Line

NET extension Gedling and Gamston spur

NET extension Toton

NET extension Clifton to Fairham Pastures

NET extension Hucknall to Top Wighay Farm

NET extension to Kimberley

Park and Ride Gamston, at A52 / Ratcliffe Road roundabout

Bus Priority Clifton and Middleton Boulevards

Bus Priority A60 Leapool to Sherwood expressway (including new Park and Ride at Leapool)

Bus Priority Daleside Road / Colwick

Bus Priority A610 Eastwood corridor

Bus Priority NCT service 50 Waterside to Teal Close

Bus Priority A690 / Coventry Lane

Bus Priority Central Nottingham pinchpoint package

Highway improvements

M1 Junction 24 improvements

A453 Corridor, Crusader Roundabout and A453 / Green Lane junction improvements

A52 Bramcote Island signalisation

A606 Melton Road (Tollerton Lane, Main Road and Cotgrave Road junction improvements)

Toton Link Road / Boulevard

Justification

- 3.16.1.** A sustainable, good quality transport system is essential to support the economic and social wellbeing of the Plan area. Active travel, public transport and highway schemes listed in the policy will be important in providing high quality transport networks required to ensure the successful delivery of the development sites set out in Policies 3 and 5. The existing planned public transport and highway improvements listed under part 3 of Policy 15 are included in Local Transport Plans and / or Funding Allocations programmes and are relatively certain. In accordance with Policy 14, a hierarchical approach has been adopted, prioritising active travel and public transport measures.
- 3.16.2.** The proposals contained in this plan will inevitably give rise to transport impacts, including increasing congestion on the road network. Transport Modelling has been undertaken to understand these impacts (see Transport Modelling Background Paper, 2024).
- 3.16.3.** The transport modelling identified several challenges for Greater Nottingham;
- In common with all city regions, increased congestion occurs even without further development.
 - The GNSP area has a large number of junctions operating at or close to capacity, so junction operation is significantly worsened by a relatively small increase in trips.
 - There are widespread impacts across the network caused by the aggregate of development growth.
 - Problem locations are not necessarily local to development sites.
 - Significant impacts are forecast on the Strategic Road Network, key radial routes and within the city centre.
- 3.16.4.** In addition, few of the strategic sites are new allocations, most are identified in existing local plans and many already have planning permission. Where this is the case, section 106 agreements for traffic mitigation already exist. Much of the growth anticipated to 2041 will be on non strategic sites, already allocated or to be allocated in future plan preparation. Thus much of the growth in traffic can be considered background growth, rather than attributable to specific strategic sites.
- 3.16.5.** In order to mitigate highway congestion impacts, a range of mitigation measures are proposed, and were modelled to determine the degree of mitigation achievable. These measures followed the hierarchy set out in Policy 14 in order to ensure measures were as sustainable as possible, and where relevant, are included in part 3 and 4 of Policy 15. The results of the modelling show the mitigation can achieve a 28% reduction in impacts compared to no mitigation. This still leaves a significant proportion of the transport impacts unmitigated. Whilst the councils believe the benefits of growth outweigh the congestion impacts, they are none the less conducting further model refinement and considering further or different mitigation measures to improve the level

of mitigation, and this work is ongoing.

- 3.16.6.** The Greater Nottingham area is part of the East Midlands Combined County Authority (EMCCA), which has just recently been established and exercises the Transport Authority functions of its constituent Councils. EMCCA has £1.5 billion of transport funding available, a significant increase over past levels of investment, and this provides the potential of a step change in transport infrastructure delivery in the area. EMCCA is preparing an area wide Local Transport Plan (LTP), which will replace the City and County LTPs and which, along with developer contributions, will be one of the main vehicles for implementing the transport measures included in this policy. Other implementation bodies include National Highways and Network Rail.
- 3.16.7.** Some of the schemes listed which have no currently available funding nevertheless have been, are, or will be included in programmes. If funding is secured, it is anticipated that the majority could be delivered over the Plan period, the exception being major schemes, such as new NET tram extensions, which would likely be phased, rather than all delivered at once. Only schemes which require additional land and safeguarding are included on the key diagram.
- 3.16.8.** Of particular significance is the improvement of J24 (which is outside of the Plan area) and associated parts of the highway network. This is a local priority for Transport for the East Midlands (TfEM) and Midlands Connect (MC), as it serves as a main access to the conurbation from the M1, and will have significant economic benefits, both in terms of the development of Ratcliffe on Soar power station, and through improving access to the M1 and East Midlands Airport. The Councils and partners including TfEM, MC and EMCCA are working with National Highways to get a suitable scheme included within their Road Investment Programme.
- 3.16.9.** Further NET tram extensions or new lines offer a high quality, sustainable, fast and convenient alternative to private cars, and can have a significant impact on modal share. New tram lines associated with new development are therefore being promoted through EMCCA's draft LTP.
- 3.16.10.** Equally, the Integrated Rail Plan includes a possible main line station at Toton, in the same location as the previous HS2 station hub proposal. This could be linked to a NET tram extension, providing a highly accessible transport hub at the heart of the new residential and economic neighbourhood proposed in this area. As noted above, in the case of both NET tram and rail improvements, the scale of funding required and subsequent implementation times means that it is likely that not all schemes will be delivered within the lifetime of the strategic Plan. Equally, where significant schemes such as these are delivered, they may support future development beyond the Plan period.
- 3.16.11.** The status of schemes included in Policy 15 is set out below. In addition, further schemes will be developed over the lifetime of the Strategic Plan.

Committed Funding

- East-West Cycle Corridor: Approaching completion
- Bus Priority - A60 Nottingham Rail Station to West Bridgford: Pre-construction stage, BSIP funded
- A 52 Junctions (Wheatcroft and Nottingham Knight roundabouts), programmed HE scheme
- A453 Mill Hill roundabout, Clifton Pastures S106

No committed Funding

- South West Orbital Cycling Route, County LCWIP scheme, no current funding
- Midland Mainline Electrification to Nottingham station, Integrated Rail Plan priority, programmed, funding decision awaited
- National Rail Toton railway station / interchange, Integrated Rail Plan proposal, not funded
- National Rail Robin Hood Line Extension, Restoring Your Railway funding bid, decision awaited
- National Rail Maid Marian Line Upgrade, Restoring Your Railway funding bid, decision awaited
- National Rail Castle Line, Restoring Your Railway funding bid, decision awaited
- National Rail additional service Poacher Line, Restoring Your Railway funding bid, decision awaited
- NET extension Gedling and Gamston Spur, EMCCA Draft LTP, no current funding
- NET extension from current Toton terminus to possible new station, together with a Park and Ride facility, EMCCA Draft LTP, no current funding
- NET extension Clifton to Fairham Pastures, EMCCA Draft LTP, no current funding
- NET extension Hucknall to Top Wighay Farm, EMCCA Draft LTP, no current funding
- NET extension to Kimberley, initial route feasibility, no current funding
- Park and Ride Gamston from A52 / Ratcliffe Road roundabout, EMCCA Draft LTP, included in Rushcliffe Borough's CIL Infrastructure Funding Statement, no current funding
- Bus Priority Clifton and Middleton Boulevards, City scheme, no current funding
- Bus Priority Leapool to Sherwood expressway (including Leapool Park and Ride) County scheme, included in City Region Sustainable Transport Settlement considerations in conjunction with Leapool Park and Ride site
- Bus Priority Daleside Road / Colwick, City scheme, no current funding
- Bus Priority A610 Eastwood corridor (carriageway space reallocation), County scheme, no current funding
- Bus Priority NCT service 50 Waterside to Teal Close, County scheme, no current funding
- Bus Priority A690 / Coventry Lane, Bus Service Improvement Plan proposal, no current funding
- Bus Priority Central Nottingham pinchpoint package, Bus Service Improvement Plan proposal, no current funding
- M1 Junction 24 improvements, Ratcliffe on Soar Local Development Order requirement and Transport for the East Midlands / Midlands Connect "Our Shared Vision for the East Midlands" priority, no current funding
- A453 Clifton, Crusader Roundabout and A453 / Green Lane junction improvements, no current funding
- A52 junction improvements, Clifton Boulevard / Queens Drive and Clifton Boulevard / Abbey Street, no current funding
- A52 Bramcote Island signalisation, no current funding
- A606 Melton Road (Tollerton Lane, Main Road and Cotgrave Road junction improvements) no current funding

- Toton Link Road / Boulevard, required to access Toton Strategic Location for Growth, East Midlands Development Company priority, Outline Business Case, no current funding

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of projects promoted in policy	Implementation of individual schemes as listed in the Infrastructure Delivery Plan	Development Management decisions Other delivery agents e.g. NET and National Highways

Section C: Our Environment

4.1.1. The level of growth being planned for provides an opportunity to plan for the environment in a strategic and more comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals, which also meet strategic priorities. Multi functional spaces are promoted, with a clear aim to contribute to a step change in the levels of biodiversity.

4.1.2. The strategic policies for our environment are:

16. Blue and Green Infrastructure, Parks and Open Space
17. Biodiversity

Policy 16: Blue and Green Infrastructure, Parks and Open Space

- 1. A strategic approach to the delivery, conservation and enhancement of Blue and Green Infrastructure will be taken at a landscape scale, through the establishment of a connected network of Blue and Green Infrastructure and assets. These are defined within the Greater Nottingham Blue and Green Infrastructure Strategy and will be defined locally within local authority Blue and Green Infrastructure strategies and / or through future plan preparation.**
- 2. The strategic approach requires development plans and, where appropriate, proposals to conserve and enhance Blue and Green Infrastructure networks by:**
 - a) Identifying deficiencies in provision and priorities for new or enhanced Blue and Green Infrastructure;**
 - b) Prioritising the protection, enhancement and connectivity of Blue and Green Infrastructure within urban and urban fringe locations, and beyond to the wider countryside; and**
 - c) Improving the wider network by identifying and creating links to and between Blue and Green Infrastructure networks and assets.**
- 3. Where new or enhanced Blue and Green Infrastructure is proposed or required, depending on its size and location or local priorities, its design and layout should take opportunities to:**
 - a) Incorporate a range of types and sizes of blue and green spaces, green routes and environmental features that are appropriate to the development and the wider Blue and Green infrastructure network to maximise the delivery of multi-functionality;**
 - b) Encourage healthy and active lifestyles through the provision of active travel infrastructure, sports and recreational facilities;**
 - c) Deliver educational resources for local residents;**
 - d) Deliver biodiversity net gain and support ecosystem services, as set out in Policy 17;**
 - e) Tackle and adapt to climate change including increased flood resilience and reductions in urban temperatures; and**
 - f) Respond to landscape / townscape and historic character, including the setting of assets.**
- 4. Where new development would have an adverse impact on Blue and Green infrastructure networks or individual assets the mitigation hierarchy should be followed and alternative locations for the proposed development and / or re-design of the proposal to avoid adverse impacts must be considered before mitigation. As a last resort, compensation measures may be accepted on site or, if on site is not deliverable, off-site may be acceptable if it delivers equal or better Blue or Green infrastructure and is located within the vicinity of the site wherever possible.**

5. **The need for and benefits of developments that harm Blue and Green infrastructure will be weighed against any adverse impacts on the asset and the wider Blue and Green infrastructure network. When balancing these benefits against adverse impacts, the adverse impacts will be given significant weight.**
6. **Landscape Character will be protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Local criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection may be included through future plan preparation or supplementary plans.**

Justification

- 4.2.1. Natural England defines green infrastructure as a strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of ecosystem services and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, trees (including street trees), hedges, allotments, and private gardens. Blue infrastructure includes lakes, ponds, rivers, streams, canals and marshland. It also comprises land within floodplains that store water during periods of heavy rain and therefore reduce flood risks for residents and businesses. Natural England's Green Infrastructure Framework sets out principles and standards that achieve good quality green infrastructure. These should be considered early within emerging development plans and at the outset when considering the layout of development.
- 4.2.2. Blue and Green Infrastructure contributes to: a strong and competitive economy by helping to create high quality environments which are attractive to business and investors; achieving well designed places; promoting healthy and safe communities; mitigating climate change through carbon storage, cooling and shading, and natural flood risk mitigation; and conserving and enhancing the natural, built and historic environment.
- 4.2.3. Blue and Green Infrastructure offers multifunction benefits. For example, a bridleway may encourage physical activity but also provide a route into the countryside; a Local Nature Reserve may provide accessible biodiversity and also allow local residents to learn about nature; and allotments can encourage healthy lifestyles and also reduce food miles. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access. Blue Infrastructure can play an important role by accommodating measures to protect and improve the water environment in line with the objectives of the Water Framework Directive (retained through the European Union (Withdrawal) Act 2019).
- 4.2.4. The strategic approach is based on a framework of sub-regional and city-wide Green Infrastructure networks (shown on the 'Blue-Green Infrastructure in Greater Nottingham' diagram in Figure 16.1. These have been identified within the Greater Nottingham Blue-Green Infrastructure Strategy (January 2022) and comprise a network of strategic waterways, open spaces and accessible natural greenspaces. Of most strategic significance are the river valleys, including the River Trent, River Leen, River Soar and River Erewash and Sherwood Forest which are of sub-regional significance. Canals and river tributaries, pedestrian and cycle routes, linked open and natural green spaces across the Plan area comprise city-wide networks that connect and form sub-regional networks.

- 4.2.5.** To achieve the strategic objectives of this policy, development proposals should demonstrate how, in addition to the Greater Nottingham Blue-Green Infrastructure Strategy, they have had regard to other relevant local Blue and Green Infrastructure strategies and any relevant national evidence such as Natural England's Green Infrastructure Framework. The County's Local Nature Recovery Strategy will also provide a co-ordinated plan for nature including Blue and Green Infrastructure.
- 4.2.6.** Blue and Green Infrastructure networks provide opportunities to access the natural and semi-natural green spaces and the surrounding countryside and also allow for the connectivity of habitat and the migration of species. There is a clear relationship between Blue and Green Infrastructure and the conservation and enhancement of biodiversity in Policy 17 and the ecological network, which comprises pathways or steppingstones of priority habitats. Where these networks overlap, biodiversity enhancements that improve ecological connectivity should be a priority.
- 4.2.7.** As shown in Figure 16.1, the main urban area of Nottingham is surrounded by a 2km urban fringe zone, within which developments on the edge of the urban area will be expected to include Blue and Green Infrastructure that connects the city to the wider countryside for the benefits of both people and wildlife.
- 4.2.8.** Networks and blue and green open space assets at a neighbourhood scale may be identified through green infrastructure strategies and included within subsequent Development Plan Documents. These may include locally important assets, that are valued by a local community, connections and networks.
- 4.2.9.** Developments within locations of strategic growth, including strategic allocations, must achieve significant net-gains in biodiversity, recreational and other ecosystem services for new and existing local communities and provide a context for the landscape setting of the urban area. Ensuring that Blue and Green Infrastructure is protected, enhanced or provided in these areas will address the issues of access to the countryside and ensure that Blue and Green Infrastructure is factored into the development of these areas from the start. Where appropriate, evidence within Blue and Green Infrastructure and biodiversity strategies should inform which functions (ecosystem services) should be prioritised, created or enhanced. To ensure that existing areas maintain or enhance their provision of Blue and Green Infrastructure it is important to protect existing assets and seek to put in place active management of these assets, connections and the wider networks. Ensuring that there is access into the countryside and also to other Blue and Green Infrastructure assets will encourage a healthy lifestyle and also facilitate active travel commuting routes.
- 4.2.10.** Parks, open spaces and rivers and canals are an important part of the Blue and Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use or undervalued by the local community. Where these can be identified through open space assessments, Blue and Green Infrastructure strategies, or other local assessments redevelopment can help to address these issues, for instance through appropriate design to allow overlooking or contributions to their environmental improvement. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option.
- 4.2.11.** A variety of approaches will be used in the protection of existing and delivery of new

Blue and Green Infrastructure. This will include a robust assessment of existing and future need, quantitative and qualitative audits of existing provision, applying Natural England's Accessible Greenspace Standards (promoted in the Government's Environmental Improvement Plan), the establishment of local standards and consideration of the use of local Blue and Green Infrastructure asset mapping. In addition, other approaches for the protection of Blue and Green Infrastructure can include working with those responsible for Blue and Green Infrastructure assets to identify ways of improving them, for example working with Nottinghamshire County Council to make best use of the rights of way network.

Landscapes

- 4.2.12.** The Blue and Green Infrastructure network and assets make a significant contribution to landscape character. The most notable being the River Trent Valley and Sherwood Forest. Landscape character assessments have informed the preparation of the Greater Nottingham Strategic Plan by providing details on how the different landscape types across the Greater Nottingham area can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in supporting Development Plan Documents. Criteria may include water courses, woodland and hedgerows, the pattern and style of development, historic character and features, landform and views, land uses and habitats. In some cases, areas of locally valued landscapes which require additional protection may also be identified in other Local Plans or Neighbourhood Plans.

Implementation, delivery and monitoring

- 4.2.13.** A number of issues may be addressed in supporting Development Plan Documents. These may include Green Infrastructure networks and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites. All implementation mechanisms, including other strategic and non-strategic policies, Supplementary Planning Documents and Supplementary Plans are identified in the table below.

Figure 16.1: Blue and Green Infrastructure Diagram (extracted from the Greater Nottingham Blue and Green Infrastructure Strategy, January 2022)

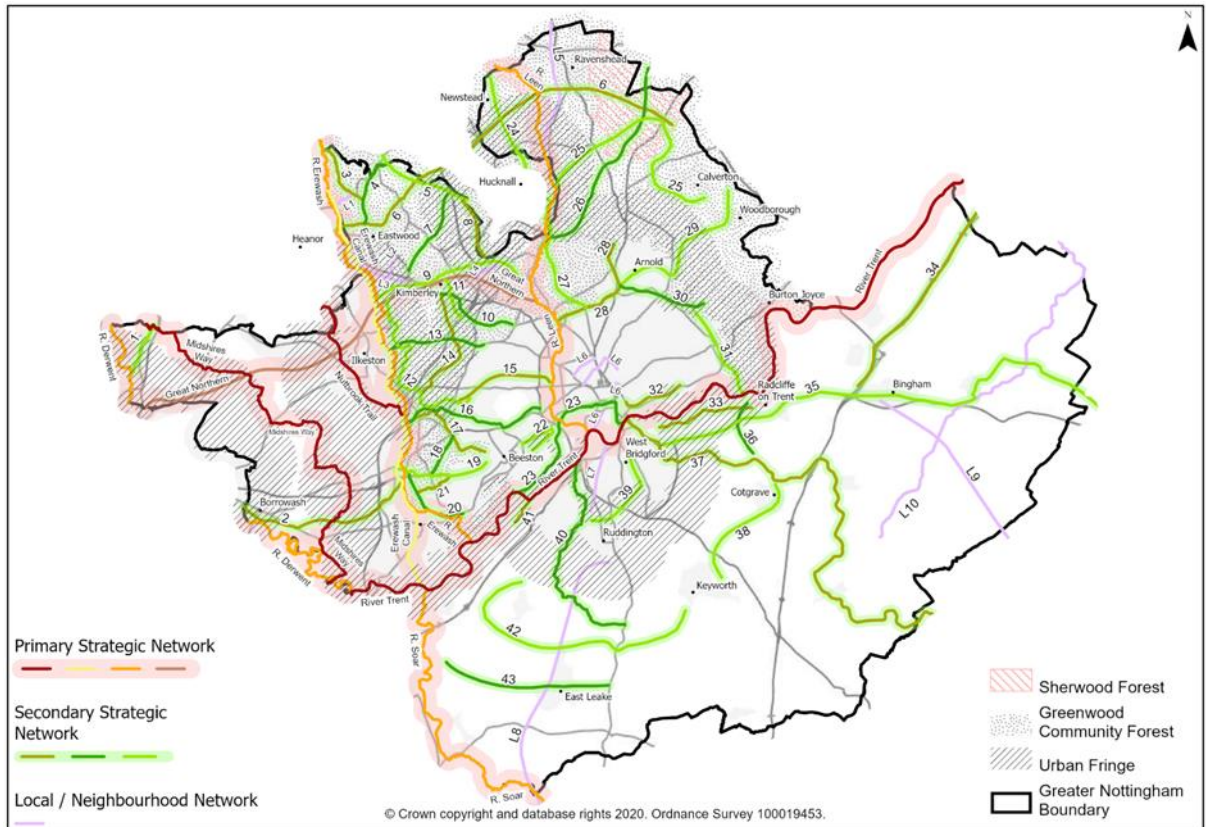


Table 16.1: List of schemes shown on the Green Infrastructure Diagram shown in Figure 16.1

Primary Strategic Networks	
	Great Northern Greenway / Kimberley Railway
	Midshires Way
	Nutbrook Trail
	River Derwent
	Erewash Valley
	Erewash Canal / River Erewash
	River Leen
	River Soar
	Trent Valley
	Sherwood Forest / Greenwood Community Forest
Secondary Strategic Networks	
Ref	Name
1	Little Eaton Route
2	Former Derby & Sandiacre Canal
3	Hall Lane to Brinsley Hill
4	Brinsley Brook Corridor
5	Underwood to Beauvale Priory
6	Nether Green / Newstead / Calverton (North Nottingham Arc)
7	Giltbrook

8	Watnall Coppice to Kimberley Cutting
9	Kimberley Cutting
10	A610 Swingate
11	Kimberley Central Corridor
12	Nottingham Canal
13	Central Corridor Cossall to Strelley
14	Trowell to Kimberley
15	Beechdale / Trowell Railway line
16	Erewash to Wollaton Corridor
17	Bramcote Corridor and Boundary Brook
18	A52 Corridor South East of Stapleford
19	Stapleford to Chilwell Urban Corridor
20	Toton Sidings
21	Toton Sidings to Chilwell
22	Tottle Brook, Highfields Park and Beeston Sidings
23	Nottingham / Beeston Canal and Tottle Brook
24	Bestwood Park to Newstead including National Cycle Route 6
25	Calverton Mineral Line
26	Bestwood Country Park to Calverton
27	Hucknall Road Walkway, Bulwell Forest and City Hospital
28	Valley Road Water Meadow Wetlands and Day Brook
29	Rights of Way to the north and east of Arnold
30	Arnot Hill Park to Gedling Country Park
31	Gedling Colliery Mineral Line
32	Colwick Woods, Wooded / Scrub margins of Railway Line and Sneinton Walkway
33	Holme Pierrepont – Lady Bay
34	A46
35	A52
36	Cotgrave Disused Railway Line
37	Grantham Canal
38	Keyworth / Clipston / Cotgrave
39	Edwalton / Ruddington
40	Fairham Brook
41	Clifton Grove, Woods Holme Pit LNR
42	Gotham / Bunny / Keyworth
43	Kingston Brook
Local / Neighbourhood Networks	
Ref	Name
L1	Stoney Lane to Aldecar
L2	Smithurst Road and Daisy Farm Brook Giltbrook
L3	Langley Mill to Kimberley
L4	Sellers Wood and New Farm Wood
L5	Rise Park to Newstead Abbey Park
L6	1845 Enclosure Act: Queens Walk, Queens Walk Recreation Ground, Victoria Park, Robin Hood Chase, Corporation Oaks, St. Ann's Hill (round Belle Vue Reservoir), Elm Avenue, The Arboretum, Church (Rock)

	Cemetery, Waterloo Promenade and The Forest
L7	Wilford / Compton Acres
L8	Great Central Heritage Railway Line
L9	Bingham Line
L10	River Smite

Monitoring

Targets	Indicators	Policy Delivery
Increase in the proportion of population with access to high quality Blue and Green Infrastructure assets	<p>New areas of open space by type, over 0.5 hectares</p> <p>Areas of designated Local Green Space</p> <p>Green Flag awarded open spaces</p>	<p>Development Management decisions</p> <p>Subsequent Local Plans</p> <p>Greater Nottingham Strategic Plan policies</p> <p>Supplementary Plans (including Masterplans) and Supplementary Planning Documents</p> <p>Blue and Green Infrastructure Strategies</p> <p>Local Nature Recovery Strategy</p>

Policy 17: Biodiversity

- 1. Biodiversity and the ecosystem services that the natural environment provides will be protected and improved across Greater Nottingham over the Plan period by:**
 - a) following the mitigation hierarchy, ensuring that adverse effects on designated and non-designated biodiversity assets are avoided. If this is not possible, adverse effects must be mitigated and, only as a last resort, compensated for. This compensation must be equivalent to the biodiversity value of the asset's interest feature(s) that are adversely affected or lost and be located within the vicinity of the site wherever possible.**
 - b) protecting, restoring, expanding and enhancing the ecological network of designated and non-designated sites, and priority habitats. Developments must:**
 - I. be of an appropriate size, scale and type in relation to their location within and impact on the ecological network;**
 - II. consider cumulative effects of multiple developments;**
 - III. maintain, strengthen and bridge gaps in existing habitat networks;**
 - IV. plant native species and create new, or restore existing, priority habitats and / or species;**
 - V. where appropriate, work with strategic partnerships to deliver conservation projects at a landscape scale across authority boundaries; and**
 - VI. comply with species protection legislation and requirements.**
 - c) ensuring that Blue and Green infrastructure also benefits biodiversity, ecological networks and ecosystem services. This should be considered at a landscape scale, and delivered through the protection, enhancement and creation of priority habitats within development plans and proposals;**
 - d) requiring developments, unless exempt, to achieve a minimum net-gain in biodiversity of 10% in Broxtowe, Gedling and Nottingham and 20% in Rushcliffe. Where achievable, proposals that deliver more than the minimum requirement will be supported;**
 - e) ensuring appropriate management, maintenance and monitoring of existing and created habitats in the long term through the use of planning conditions, planning obligations and management agreements; and**
 - f) including policies that increase biodiversity and improve ecosystem services through future plan preparation. If justified, this may include a biodiversity net-gain that is greater than 10%.**
- 2. In addition to the protection and enhancement of the wider ecological networks, ecosystem services, and the delivery of biodiversity net-gain across Greater Nottingham:**

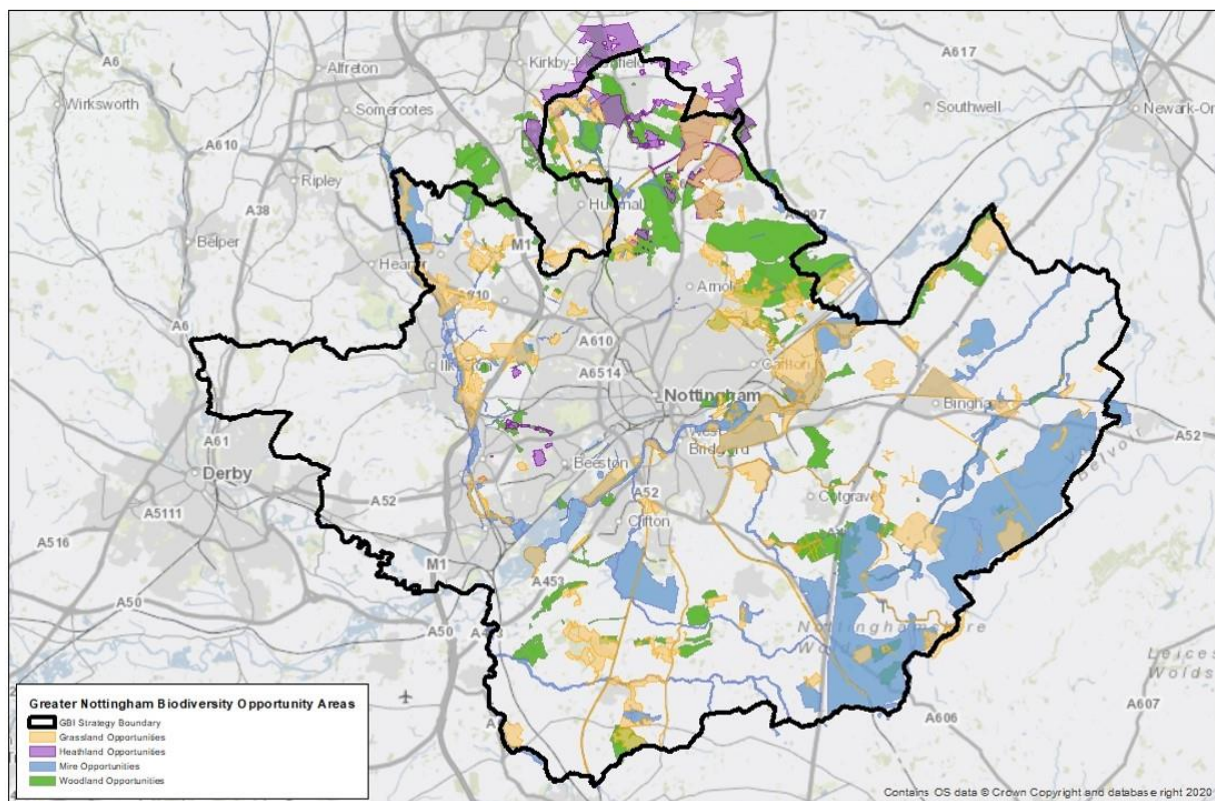
- a) **designated international, national and local sites of biological or geological importance for nature conservation will be mapped and safeguarded through future plan preparation, and protected in line with the established hierarchy of sites and their respective legislation;**
- b) **depending on the biodiversity interest features, buffers around nature conservation assets should be protected, created and enhanced, with the aim to link these to and improve the wider ecological network; and**
- c) **adverse effects on non-designated biodiversity sites and their features of biodiversity interest will only be permitted where it can be demonstrated that there is an overriding need for the development, and adverse effects cannot be avoided, adequately mitigated or, as a last resort, compensated for.**

Justification

- 4.3.1.** The Greater Nottingham Area is disproportionately nature-depleted when compared to national and regional data. The Strategy identified Nottinghamshire as having the lowest percentage of Site of Special Scientific Interest (SSSI) units achieving favourable conditions in the East Midlands, as well as Nottinghamshire's SSSI units failing to meet national targets set out in the Government's 25 Year Environment Plan. The number of Local Sites in Nottinghamshire that are in positive management is below the average in England, with only 30% or lower of Local Sites being in positive management. Research undertaken by Friends of the Earth and additionally by Nottinghamshire Wildlife Trust demonstrates that Nottingham City and its suburbs have significantly low areas of green and blue spaces that are accessible to residents, with Friends of the Earth identifying Nottingham City as one of the top 50 priority Local Authorities that require the most investment towards improved access to green space. This confirms that there is a need to deliver an increase in the level of biodiversity in the Greater Nottingham Area.
- 4.3.2.** The Government's 25 Year Environment Plan "A Green Future: Our 25 Year Plan to Improve the Environment" promotes the protection and enhancement of the natural environment at a landscape scale, through the identification of ecological networks and the principle of delivering improvements that are bigger, better and more connected, rather than protecting sites or habitats in isolation, which leaves them more vulnerable to the effects of climate change, habitat loss, and pollution.
- 4.3.3.** The 25 Year Plan recognises the value of the natural environment in providing ecosystem services (also termed Natural Capital) that are vital to society and the economy, as well as to biodiversity itself. The most obvious benefits being carbon sequestration; the supply of clean water and air; flood management; healthy soils vital for growing food; and natural greenspaces which help improve both physical and mental health. The Government's Environment Improvement Plan 2023 sets out new goals and targets, and planning should help deliver these.
- 4.3.4.** A critical element of the Environment Plan is the establishment of a national nature recovery network that not only increases biodiversity but also improves resilience to climate change and reduces carbon emissions, reinforces diversity of landscapes, protects historic environments, and enables people to enjoy and connect with nature. The coordination of Local Nature Recovery Strategies will provide the framework that together create the national network across England.

- 4.3.5.** The National Planning Policy Framework requires that the planning system protects biodiversity and geological sites, recognising the wider benefits from ecosystem services, and minimising impacts on and providing net-gains for biodiversity. In accordance with the Government's environmental policy, the Strategic Plan takes a strategic approach to maintaining and enhancing the ecological network of protected nature conservation sites and priority habitats.
- 4.3.6.** National Planning Policy also requires that developments comply with the 'mitigation hierarchy' where there will be significant harm to biodiversity. This requires the avoidance of these effects, rather than mitigating them (reducing them to an acceptable level), and only as a last resort would compensation (replacing them elsewhere) be accepted. This is a fundamental principle that underpins decision making.
- 4.3.7.** Biodiversity Opportunity Mapping Reports (produced by the Nottinghamshire Biodiversity Action Group) identify Biodiversity Opportunity Areas and Biodiversity Focal Areas, where there are greater opportunities to deliver bigger, better and more connected habitats. These Focal Areas comprise the key Ecological Networks across Greater Nottingham (see Figure 17.1) and informed the identification of ecological networks within the Greater Nottingham Blue-Green Infrastructure Strategy. Since the Strategy was adopted, mapping reports have been completed for Nottingham City and West Bridgford. The whole Plan area is now mapped.
- 4.3.8.** Building on the mapping reports, Blue and Green infrastructure strategies and other local strategies, local nature recovery strategies (a key element of the 25 Year Environment Plan) will comprise a new system of spatial strategies for nature which will plan, map, and help drive more coordinated, practical, focussed action and investment in nature recovery, to collectively feed into the National Nature Recovery Network.
- 4.3.9.** Nottinghamshire County Council is the responsible authority for leading and producing the Local Nature Recovery Strategy. The expectation is that this will be a locally led, transparent and inclusive planning strategy and set of tools to help decision-makers make positive choices, with a focus on wider stakeholder engagement and broader benefits for nature and people that include and go beyond biodiversity. Once adopted, Nottinghamshire's Local Nature Recovery Strategy should inform nature conservation policies within development plans and be a material consideration when determining planning applications.

Figure 17.1 Greater Nottingham Biodiversity Opportunity Areas



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- 4.3.10.** Development proposals within these areas can deliver the most for the ecological network by directing compensation or enhancement measures towards the creation or restoration of habitats that are particularly important for that part of the ecological network. Landscape scale conservation partnerships, including Trent Gateway, operate within the Biodiversity Opportunity Areas and Ecological Networks and these plan and deliver strategic conservation objectives. Development proposals in proximity to these areas should look to contribute towards these initiatives, which will be key contributors to Greater Nottingham’s ‘Nature Recovery Networks.’
- 4.3.11.** Until the adoption of Nottinghamshire’s Local Nature Recovery Strategy, emerging development plans and proposed development should contribute towards the delivery of Local Biodiversity Action Plan objectives for priority habitats and species. These complement the identification of strategic ecological networks within the opportunity mapping reports and Greater Nottingham Blue-Green Infrastructure Strategy. The Nottinghamshire Local Biodiversity Action Plan identifies priority wildlife habitats and species, either because they are nationally or locally rare or are characteristic of the area; and sets targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat; their importance varies with location.
- 4.3.12.** Eligible developments in Broxtowe Borough, Gedling Borough and Nottingham City will be required to provide the national level of a minimum 10% biodiversity net gain, whilst a higher target of 20% applies in Rushcliffe Borough. Where it is achievable, a biodiversity net gain above these minimum targets will be encouraged. The evidence shows that whilst Greater Nottingham is disproportionately nature-depleted, Rushcliffe Borough has a large proportion of rural areas and has the potential to provide sites for additional biodiversity net gain. In addition, the plan-wide viability work has identified

relatively better levels of viability for development in Rushcliffe compared to the other authorities.

- 4.3.13.** In order to ensure a minimum of 10% net-gain is achieved (20% in Rushcliffe), planning applications must use the biodiversity metric produced and published by Natural England. This is an effective way of accounting for the impacts of a proposal on biodiversity and demonstrating that a net-gain will be delivered. It also provides flexibility and encourages projects to consider biodiversity from the outset. Use of the metric rewards schemes that minimise their impacts but also gives options to developers where compensation can only be delivered off-site. A minimum 10% net-gain will be expected unless national standards increase this in the future or future plans require a greater net-gain. In order to properly inform applications, surveys will be required in line with the latest British Standards.
- 4.3.14.** Proposals can sometimes affect land surrounding, or neighbouring, wildlife sites as well as impacting them directly. The policy therefore requires that appropriate buffers are provided around these sites to ensure that the features of interest for which a site is designated are not lost. The size and type of a buffer will depend on the sensitivities of the site's interest features and the types of impacts that must be avoided or mitigated. Where necessary planning obligations will be required to bring a greater number of Greater Nottingham's wildlife sites into good management and secure their long-term sustainability. This is important as it will not only preserve the extent of the ecological network but also improve the quality of the habitats present.
- 4.3.15.** Whilst the Plan area contains a number of nationally designated Sites of Special Scientific Interest, such as Attenborough Gravel Pits in Broxtowe and Colwick Cutting in Nottingham City, there are currently no designated European sites. However, the policy makes reference to internationally designated sites because some areas of woodland to the north of the Plan area, and extending into Gedling Borough, have been identified as a possible potential Special Protection Area, due to the presence of breeding Nightjar and Woodlark populations. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee and may be declared a Special Protection Area in due course. The Greater Nottingham Strategic Plan and Infrastructure Delivery Plan therefore take a precautionary approach and treat the possible potential Special Protection Area as a confirmed European Site (following Natural England Advice). The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulations Assessment. Relevant proposals should be accompanied by an additional and robust assessment of the likely impacts arising from the proposals on breeding nightjar and woodlark in the Sherwood Forest area.

Implementation

- 4.3.16.** Several issues will be addressed through future plan preparation. These may include a greater net-gain, local Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure and ecological network approach into the development of sites. Beyond this, other implementation mechanisms are identified in the table below.

Monitoring

Targets	Indicators	Policy Delivery
All SSSIs in favourable or recovering condition	Natural England condition status of all SSSIs.	Greater Nottingham Strategic Plan

Targets	Indicators	Policy Delivery
		Future plans Supplementary Plans Development Management Decisions Local Nature Recovery Strategy
Increase biodiversity and improve ecosystem services	Percentage of net gain projected for major development schemes	Development Management Decisions Local Nature Recovery Strategy
No net reduction in the land designated Local Nature Reserves (LNR) and Local Wildlife Sites (LWS) due to development	Net change in area of LNRs Net change in area of LWSs	Greater Nottingham Strategic Plan Local Plans Supplementary Plans Development Management Decisions Local Nature Recovery Strategy
Increase area of woodland across the Plan area	Change in woodland cover	Greater Nottingham Strategic Plan Local Plans Development Management Decisions Local Nature Recovery Strategy

Section D: Making it Happen

5.1.1. It is important that new infrastructure is delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. The policies here are aimed at achieving this and are to be read in conjunction with Appendices A and B which set out the infrastructure required to deliver the development included in the Strategic Plan.

5.1.2. The policies for making it happen are:

18. Infrastructure and Developer Contributions
19. Strategic Allocation Boots Site
20. Strategic Allocation Field Farm
21. Strategic Allocation Toton and Chetwynd Barracks
22. Strategic Allocation Former Bennerley Coal Disposal Point
23. Strategic Allocation Top Wighay Farm
24. Strategic Allocation Former Stanton Tip
25. Strategic Allocation Broad Marsh
26. Strategic Allocation Melton Road
27. Strategic Allocation Land North of Bingham
28. Strategic Allocation Former RAF Newton
29. Strategic Allocation Former Cotgrave Colliery
30. Strategic Allocation South of Clifton
31. Strategic Allocation East of Gamston
32. Strategic Allocation Ratcliffe on Soar Power Station

Policy 18: Developer Contributions for Infrastructure

- 1. New development must be supported by the required infrastructure at the appropriate stage.**
- 2. All development will be expected to:**
 - a) meet the costs of new infrastructure required as a consequence of the proposal;**
 - b) contribute to the delivery of necessary infrastructure to enable any cumulative impacts of the development to be managed, including identified transport infrastructure requirements; and**
 - c) provide for the future maintenance of facilities provided as a result of the development.**
- 3. Developer contributions may be negotiated to take account of situations where development is phased over time, or where there are significant changes in economic conditions over the period up to completion of a development, to ensure development contributes appropriately to necessary infrastructure.**
- 4. There are known infrastructure and capacity constraints, in particular related to transport, education, open space, health and flood risk. Further detailed assessment of these issues will be required, as set out through future plan preparation, Supplementary Plans and / or masterplans.**

Justification

- 5.2.1.** The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.
- 5.2.2.** Delivering infrastructure on time is, therefore, important in ensuring that local services and facilities and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. The Councils will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.
- 5.2.3.** In line with the National Planning Policy Framework, an Infrastructure Delivery Plan (IDP) has been prepared for Greater Nottingham. Likely critical infrastructure requirements for strategic sites are identified in the IDP, together with the measures needed to ensure their future delivery. Site-specific requirements for developer contributions for infrastructure are also set out in the site-specific policies of this Strategic Plan and in the IDP. The IDP, more generally, also identifies where there are deficits in infrastructure provision within the Plan area and ascertains what additional infrastructure is needed to support the level of growth proposed by the Strategic Plan. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure and the anticipated sources of funding from a range of agencies, including the Councils and developers. The IDP has been prepared with the assistance

of all the main infrastructure and utility providers. This includes, for example, the local highway authorities, education authorities and water company.

- 5.2.4.** The main elements of infrastructure required to deliver the Strategic Plan are identified in the IDP. The IDP includes approximate costs, timescales and funding sources and likely delivery agents where known. It includes more detailed information on infrastructure requirements to support development which is planned to come forward in the early part of the Plan period, together with identifying likely infrastructure requirements to support development later in the Plan period, and highlights the actions required to bring that infrastructure forward in due course. The IDP will be updated as development proposals are refined through future plan preparation and to reflect any changes in likely funding sources or decisions on the implementation of major projects.
- 5.2.5.** Transport modelling has identified the impact of the proposals of this plan on the transport network. Whilst additional transport measures are proposed which will reduce these impacts, they cannot be fully mitigated, and so further local interventions will be necessary. These local interventions will follow the hierarchy set out in Policy 15, with the precise measures dependent on the final agreed developments and their configuration as set out through future plan preparation, Supplementary Plans and masterplans as appropriate which will be informed by wider route strategies prepared by National Highways and the Councils.
- 5.2.6.** In addition to named infrastructure, the IDP also identifies capacity constraints relating to infrastructure where further assessment is needed, and this particularly applies to transport, education, open space and flood risk. It also applies where proposals are identified within Part 2 Local Plans to come forward later in the Plan period. In these instances and where possible, the IDP makes general assumptions regarding the overall scale of future investment required.
- 5.2.7.** In addition to having been used in the preparation of the Strategic Plan, the IDP will also be used, alongside other evidence, to inform preparation of the other elements of the Councils' development plans. The intention is that the IDP is a 'living document' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects.
- 5.2.8.** The IDP is critically important not only to the delivery of the Strategic Plan's vision and core objectives, but also to decisions about where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The IDP will also assist in providing a basis for making bids for public funding.
- 5.2.9.** Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. Contributions from one or more developments may be pooled where appropriate, subject to adherence to any restrictions on pooling of developer contributions. When negotiating developer contributions, consideration will be given to changes in economic conditions over time and scheme viability.
- 5.2.10.** Where a development is accepted as being not viable with a policy-compliant level of developer contribution, review mechanisms may be appropriate to allow the

reassessment of viability over the implementation period of the development to ensure policy compliance and optimal public benefits where viability changes over time. If economic conditions change and viability is improved over the implementation period of a development, further viability testing may be required with a view to ensuring that the development maximises its potential to realise a policy-compliant contribution to necessary infrastructure. Where a development is anticipated to be delivered in phases, a review may occur at each phase.

5.2.11. Developments must contribute as necessary to meet all on- and off-site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads)
- drainage and flood protection
- public transport (including services and facilities)
- travel behavioural change measures (including travel plans, marketing and promotion)
- affordable housing
- supported housing
- education (including early years' provision and community education)
- open space (including play areas, sport and recreation)
- community facilities (including libraries, youth activities and meeting venues)
- cultural facilities
- health and social care facilities
- emergency services (police / crime reduction measures, fire and ambulance services)
- environmental improvements
- waste recycling facilities
- shopping facilities
- Blue and Green Infrastructure (including new wildlife habitats)
- Information and Communication Technology
- training and employment measures for local people

5.2.12. Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. Gedling and Rushcliffe introduced CIL Charging Schedules in 2015 and 2019 respectively. Broxtowe and Nottingham City do not currently have CIL Charging Schedules, although Broxtowe are considering whether to introduce CIL.

5.2.13. Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the relevant local planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement. Future plans will provide more detailed information on the scope and operation of planning obligations.

Monitoring

Targets	Indicators	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan (IDP), site-specific Strategic Plan policies and future plans.	Implementation of individual schemes as in the IDP, the Strategic Plan and future plans	The Strategic Plan Future plans

Targets	Indicators	Delivery
Ensure appropriate developer contributions to infrastructure	S106 contributions secured, and Community Infrastructure Levy funding raised as reported in Infrastructure Funding Statements	Future Development Management decisions

Policy 19: Strategic Allocation at Boots

- 1. The area, as shown on the adopted policies map, comprises approximately 126 hectares (80.9 hectares in Nottingham City and 44.8 hectares in Broxtowe) and is identified as a strategic site for up to 82,000 square metres of employment floorspace, comprising office units (E); research and development (E); industrial processes (E); general industrial (B2); storage and distribution (B8); a minimum of 604 residential (C3) units and ancillary mixed use development comprising residential institutions (C2); non-residential institutions (F.1); up to 2,500 square metres retail & food / drink (Class E and Sui generis).**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. Provision of new housing (a minimum of 604 units across the Nottingham City and Broxtowe combined site) to include a mix of housing options suitable for families, young professionals and older adults and affordable housing. The residential development should achieve an appropriate density and include a variety of house and tenure types to help create a diverse and inclusive community;**
 - B. Commercial and Employment Uses:**
 - 2. Provision of up to 82,000 square metres of employment uses comprising:**
 - **Offices (E(g)(i))**
 - **Research and Development (E(g)(ii))**
 - **Light Industrial (E(g)(iii))**
 - **General Industrial (B2)**
 - **Warehousing (B8)**
 - **Learning and Non-Residential institutions (F.1)**
 - **Leisure (E(d))**
 - **Retail (E(a)), Services (E(c)), Food and drink (E(b)): Up to 2,500 square metres of floorspace, with no single unit to exceed 500 square metres.**
 - 3. Provision of new business and commercial space with a focus on the hi-tech sector and health and beauty;**
 - C. Blue and Green Infrastructure**
 - 4. Retention and creation of areas of semi-natural habitat adjacent to the Beeston Canal with improved linkages to the canal;**
 - 5. Qualitative improvements to on-site open space provision and enhancements to existing open space / green infrastructure;**
 - 6. Enhanced links to existing blue and green infrastructure within the vicinity of the site.**
 - D. Transport**
 - 7. Submission of a transport assessment and improved linkages (bus, cycle and pedestrian) to the surrounding area including Beeston and the City Centre and other active travel measures;**
 - E. Other Requirements**
 - 8. Submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;**

9. **Suitable proposals for sustainable urban drainage and flood risk mitigation measures;**
10. **Proposals which safeguard air quality and groundwater resources;**
11. **Proposals which maximise opportunities for the use and generation of low carbon energy;**
12. **Design and layout that complements and does not detract from the existing campus style of development;**
13. **Proposals which preserve and enhance the significance of heritage assets on site; and**
14. **Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic.**

Justification

- 5.3.1.** The Boots site straddles the boundary between Nottingham City Council and Broxtowe Borough Council. Delivery has commenced with the grant of outline planning permission; the development of a new access road; and the grant of reserved matters for 604 dwellings being delivered from 2024.
- 5.3.2.** The vision for the Boots site is to maintain and facilitate the ongoing operational needs of the existing businesses within the site while transforming it into a regionally significant, vibrant mixed-use development, emphasising healthy living, active travel, and well-being.

The objectives for the Boots site include:

- **Promoting high-quality design** that respects the site's heritage while creating a sustainable, walkable, and cycle-friendly environment.
- **Supporting the development of a health and wellbeing community**, attracting businesses and institutions involved in health-tech, medical research, and healthy lifestyle promotion.
- **Facilitating a diverse mix of uses**, including residential, commercial, office, leisure, and educational facilities.
- **Ensuring collaboration between public and private sectors** to achieve shared goals and promote active stakeholder engagement.
- **Implementing a phased development approach** that prioritizes place-making and builds momentum.
- **Facilitating and enabling the appropriate re-use of the Grade I listed D6 and D10 buildings**, while protecting and celebrating their architectural, cultural, and historic significance.
- **Promoting sustainable construction practices and energy efficiency** throughout the development.
- **Improving accessibility for all users**, particularly pedestrians, cyclists, other active travel modes, and public transport.

Strategic Employment Areas Retained

- 5.3.3.** The north-eastern part of the Boots site will retain the listed headquarters of Boots in its landscaped surroundings, alongside the associated manufacturing and logistics businesses and the premises of Reckitt Benckiser. Surplus land and parking within this part of the site will provide opportunities for additional employment and warehousing development associated with these existing business operations.

Mixed-Use Development

- 5.3.4.** The south-western part of the Boots site will be developed to utilise underused and surplus land to create a sustainable and vibrant mixed-use community. This will include high-quality employment and commercial facilities and new homes established within a landscaped campus setting. Building heights and typologies must be determined based on detailed planning and design principles that respect the site's heritage and integrate with the surrounding neighbourhoods. Residential densities should be determined based on detailed planning and design principles that respect the site's heritage.
- 5.3.5.** This is a brownfield site with high infrastructure costs associated with contamination, flood risk, listed buildings, and access. The Councils, Alliance Boots, and other public stakeholders will proactively explore financial tools and funding sources to accelerate delivery. Further site assessments and design principles will need to be established.

Development requirements

- 5.3.6.** The site has planning permission for 604 dwellings and up to 82,000 square metres of employment uses but it is accepted that this represents a small proportion of the totality of the site. It is anticipated that the site may have capacity for a greater number of dwellings and quantity of employment uses than was envisaged in the original planning application and so the principle of an increased number of dwellings or employment floorspace is likely to be supported subject to planning considerations set out in this policy.
- 5.3.7.** Proposals should be carefully designed to complement the existing attractive buildings, the 'campus style' layout and to ensure there are no adverse impacts on the historic environment. Of paramount importance is that the significance and setting of the Grade I and II* listed buildings on site should be preserved.
- 5.3.8.** The site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area and where possible existing open space should be retained or re-provision should be made elsewhere on site.
- 5.3.9.** The site is within areas of medium and high flood risk and any planning applications should be accompanied by site-specific Flood Risk Assessments which consider breaches / overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. The site is underlain by a secondary aquifer and development should not result in pollution of the groundwater resource.
- 5.3.10.** There are opportunities for enhanced cycling and walking routes to and through the site. Connections need to be facilitated to the pedestrian / cycle link from University Boulevard which comprises a bridge over the railway line. The site also needs to feature improved linkages to local public transport services and surrounding areas.
- 5.3.11.** The site is within a Hazardous Installation Consultation Zone and Minerals Safeguarding Area which needs to be considered as part of any future development.
- 5.3.12.** Development will need to have regard to contamination, flood risk and enhancement and protection of habitats and heritage assets. A significant funding package has already been secured to bring forward site infrastructure to facilitate mixed use development including housing and employment uses.

- 5.3.13.** This strategic site has the critical mass to support more innovative and exemplar approaches to creating new communities – for example, through innovative design and construction techniques, small scale community energy generation, incorporation of SuDS and technologies such as electric vehicle charging points. There is also an opportunity for combined heat and power plant on site. Careful consideration is required so that the redevelopment of this site does not lead to air quality issues. Opportunities for sustainable energy generation should be explored.
- 5.3.14.** Development will be required to contribute towards identified infrastructure requirements through planning obligations and / or CIL and the securing of other external funding mechanisms where they are available. Broxtowe Borough Council and Nottingham City Council will work proactively with partners to support the delivery of development and positive regeneration outcomes, and to identify potential funding sources where necessary.

Infrastructure Delivery Plan Constraints / Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Existing high frequency bus services. Access improvements to the strategic road network and modification and adoption of internal road layout required. Provision of Integrated Sustainable Transport package.	Transport Assessment (TA) as part of planning application that would generate significant traffic impacts.
Utilities	Electricity - Install a new transformer at Boots Primary and a new circuit from there to Nottingham. Gas – no abnormal requirements. Waste water – no major constraints anticipated subject to phasing. Further work required to confirm most appropriate Waste Water Treatment Works (WWTW). Water supply – no abnormal requirements subject to phasing. IT – No abnormal requirements.	Further dialogue with National Grid. Opportunities for extension to existing Combined Heat and Power (CHP) facilities.
Flooding and flood risk	Part of the site is within Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.	Site specific flood risk assessment to inform flood mitigation strategy and disposition of uses / layout / design.
Health	To be confirmed. Could be provided in local scale	To be reviewed in negotiation with the Integrated Care Board.

Infrastructure	Summary Assessment	Further work
	retail centre.	
Education	Contributions to primary and secondary education may be required depending on final scheme details. Will require cross boundary LA collaboration.	Costs to be confirmed in parallel with detailed master-planning and future pupil projection data (projections only valid 5 years in advance of development - accurate assessment of local school capacity required in parallel with detailed development proposals).
Police Services	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Good range of town centre facilities at Beeston. On site facilities to be confirmed.	Further dialogue as detailed proposals emerge
Green Infrastructure / Open Space	Protected species may be present on site. Strategy to protect / enhance and / or relocate required.	Opportunities to extend Blue and Green Infrastructure network
Contamination	Historic uses on site necessitate remediation works to parts of site. Permitted waste site present at Harrimans Lane and Heat and Power Plant present on site.	Remediation strategy required. Potential on and off-site pollution mitigation measures to be considered as proposals emerge with further dialogue with the Environment Agency.
Heritage Assets	Several high quality Listed Buildings on site.	Further dialogue with Historic England as proposals emerge, to preserve and enhance heritage assets. Strategy for reuse and conversion / adaptation costs required. Supporting opportunities that enable the reuse and repurposing of the Listed D6 and D10 buildings is a key priority, given their significant historical, cultural, and architectural importance. The development strategy will focus on adaptive reuse approaches that preserve and celebrate the unique heritage of these structures while integrating them

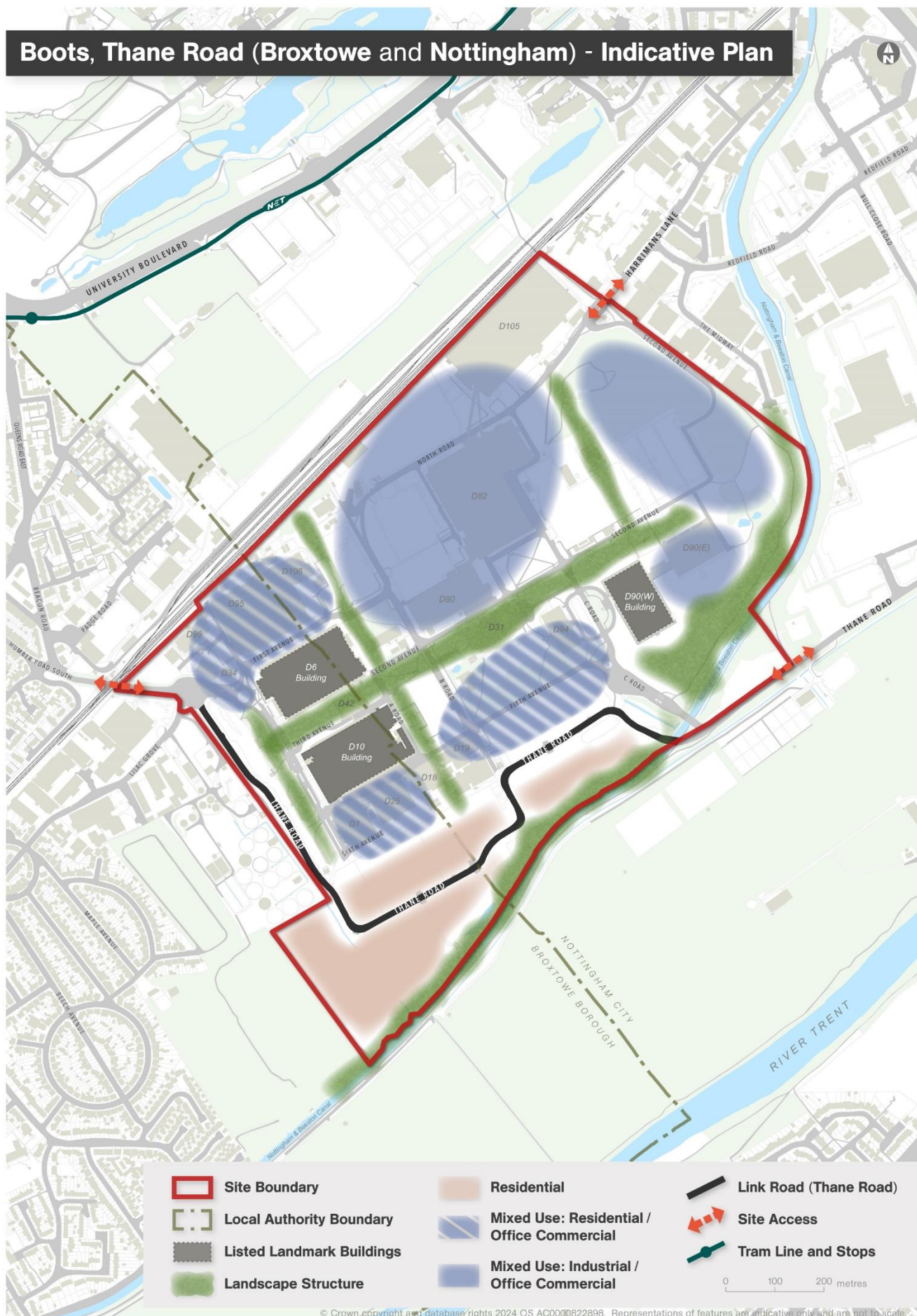
Infrastructure	Summary Assessment	Further work
		into the broader mixed-use vision for the site. This approach not only safeguards these landmark buildings but also enriches the overall development, creating a vibrant, historically resonant environment that fosters innovation.
Other	Cross-boundary considerations - site straddles Broxtowe and Nottingham City Councils.	Strategy for reuse and conversion / adaptation costs required. Further dialogue as detailed proposals emerge. Ongoing joint working.

Implementation, delivery and monitoring

5.3.15. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 19	Net additional homes Additional services and facilities	Development Management decisions

Figure 19.1 Boots, Thane Road



Policy 20: Strategic Allocation Field Farm (Broxtowe)

- 1. The area as shown on the adopted policies map is identified as a strategic site for housing for around 450 dwellings in total, with some 320 dwellings still to be delivered.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing must be provided on the site, including at least 30% affordable housing. The affordable housing should be of a similar design and appearance to the market housing;**
 - B. Employment**
 - 2. Local training and employment opportunities should be provided as part of the construction of the site.**
 - C. Local Centre**
 - 3. A small-sized Local Centre of a scale which would not compete with nearby town or district centres would be supported. This provision should not exceed 500 sq. m.**
 - D. Transportation and Connectivity**
 - 4. Site access should be off the A6007 Ilkeston Road;**
 - 5. Improvements to road infrastructure necessary to mitigate adverse traffic impacts should be implemented;**
 - 6. The development should be designed to allow for access to buses to enable the routing of bus services through the site (including the provision of turning points within the site);**
 - 7. Existing public rights of way should be retained and enhanced;**
 - 8. New pedestrian and cycle routes should be incorporated both within the site and should also to link to the surrounding areas including the adjacent new residential site off Coventry Lane;**
 - 9. A travel plan should be implemented.**
 - E. Education and Healthcare**
 - 10. Contributions to education and healthcare will be required.**
 - F. Blue and Green Infrastructure,**
 - 11. Existing mature trees, hedgerows and grass verges should be retained and protected;**
 - 12. Green infrastructure should be provided in between areas of new development.**
 - G. Sports Provision and Open Space**
 - 13. Sports areas, play areas and associated facilities, of an appropriate scale to meet the needs of the development, should be provided.**

H. Design

- 14. The development must be of a very high standard of design.**
- 15. Developers should demonstrate how their proposals will contribute to the transition towards a net-zero community.**

I. Other Requirements

- 16. An on-site sustainable drainage system must be provided;**
- 17. Flood attenuation measures must be provided in order to address any issues in relation to flooding;**
- 18. All development should comply with Police 'Secured by Design' principles.**

Justification

- 5.4.1.** The Field Farm site was previously allocated as a strategic site within the Aligned Core Strategy and an allocation was later included within the Broxtowe Part 2 Local Plan (2019) Policies Map. The site was originally allocated for 450 homes.
- 5.4.2.** This site is located to the north of Ilkeston Road (A6007) and east of Stapleford Road (A6007), to the north of Stapleford, north-west of Bramcote and south-east of Trowell. The site is located to the north, east and west of existing residential development. The site is located to the south of a railway line.
- 5.4.3.** Some land to the north-west of the site is not proposed for residential development and will therefore remain within the Green Belt. Housing has already been completed on some parts of land across two previous phases.
- 5.4.4.** The site is located to the west of the 'West of Coventry Lane', Stapleford site, which is a strategic site allocated within Broxtowe's Part 2 Local Plan (2019). Any proposals for this site should consider the adjacent location of the neighbouring site allocation and seek to create linkages (such as footpaths and cycle paths) between the two sites.
- 5.4.5.** 30% affordable housing must be provided at the site. The affordable housing should be integrated within the development and should be of a similar design and appearance to the market housing.
- 5.4.6.** The allocation is primarily for housing, although the inclusion of a Local Centre at the site would be supported, subject to it being of a size and scale which would not harm existing town and district centres including those at Stapleford, Wollaton and Beeston. The Local Centre could include limited retail, financial and professional services, restaurants / cafes and / or drinking establishments. This provision should not exceed 500 sq. m in total.
- 5.4.7.** Access to the site should be off Ilkeston Road (A6007), using the access points which have been constructed. Improvements to highway infrastructure necessary to mitigate adverse traffic impacts should be implemented.
- 5.4.8.** In terms of ensuring convenient access to public transport, the development should be designed to allow for access to buses to enable the routing of bus services through the site. This should include the provision of turning points for buses within the site.
- 5.4.9.** Existing public rights of way within the site should be retained and enhanced. New, attractive and safe pedestrian and cycle routes, accessible to all, should be

incorporated within the site. These should also link to areas surrounding the site, including the adjacent new residential site to the west of Coventry Lane. A travel plan should also be implemented.

- 5.4.10. Developer contributions will be required to fund supporting infrastructure, including towards local education and healthcare.
- 5.4.11. Existing green infrastructure including mature trees, hedgerows and grass verges should be retained and protected and new blue and green infrastructure should be provided in between areas of new development, to ensure that an attractive and healthy local community can be created.
- 5.4.12. Any proposals for the site should include the provision of sports areas and play areas and associated facilities, of an appropriate scale to meet the needs of the development, to ensure that future residents can lead healthy lives.
- 5.4.13. The development must be of a very high standard of design. Innovative design which is in keeping with the site and surrounding areas will be supported. Developers should also demonstrate how their proposals will contribute to the transition towards a net-zero community.
- 5.4.14. An on-site sustainable drainage system must be provided. Flood attenuation measures must be provided in order to address any issues in relation to flooding.
- 5.4.15. Any development at the site should comply with Police ‘Secured by Design’ principles, in order to ensure the new community is both safe and secure.

Infrastructure Delivery Plan constraints / requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	N/A
Utilities	Addressed within extant and future permissions.	N/A
Flooding and flood risk	Details have been agreed as part of the planning permissions.	N/A
Health	Details agreed as part of the planning permissions.	N/A
Education	A contribution of £624,987 have been secured through S106 for secondary school provision.	N/A
Police Services	No known abnormal requirements.	N/A
Ambulance Services	No known abnormal requirements.	N/A
Fire and Rescue Services	No known abnormal requirements.	N/A

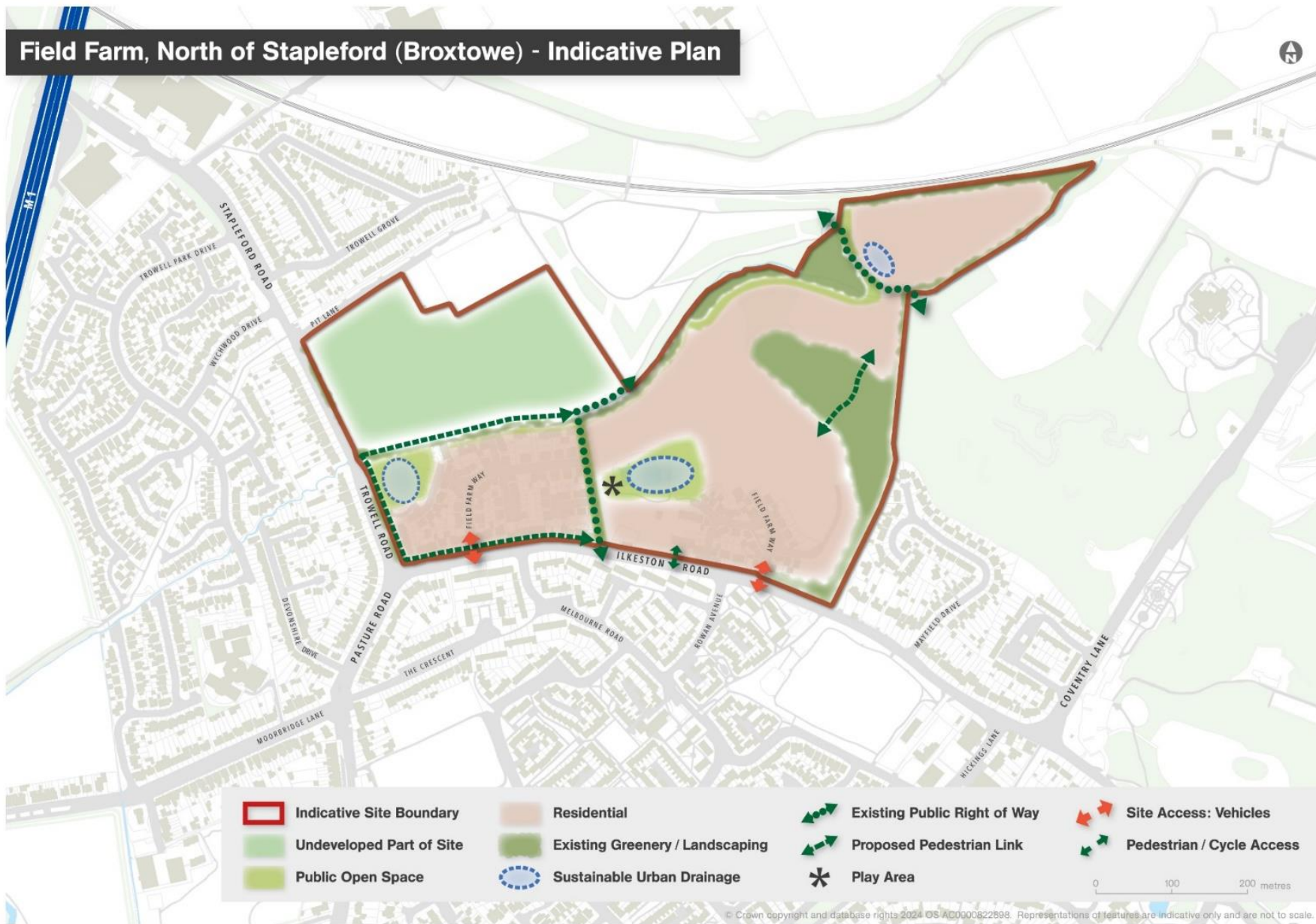
Infrastructure	Summary Assessment	Further work
Waste Management	No known abnormal requirements.	N/A
Community Services	Would be supported if proposed as part of future applications.	N/A
Green Infrastructure / Open Space	S106 has secured £432,768 for open space provision.	N/A
Contamination	Contamination has been dealt with via the outline and reserved matters planning permission.	N/A
Heritage Assets	The site will not result in a loss of, or harm the significance of, any designated or non-designated heritage assets or its setting. There are no heritage assets within close proximity of the site.	N/A
Other	Outline planning permission has been received and phases of development have received reserved matters permission, with multiple phases either under construction or complete.	N/A

5.4.16. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 20	Net additional homes Additional services and facilities	Development Management decisions Annual review of SHLAA to manage sufficient housing supply

Figure 20.1 Field Farm, North of Stapleford

Field Farm, North of Stapleford (Broxtowe) - Indicative Plan



Policy 21: Strategic Allocation Toton and Chetwynd Barracks (Broxtowe)

1. 266 hectares of land at Toton and Chetwynd Barracks is allocated for mixed use development including 4,800 dwellings, at least 32,000 square metres of business and industrial floor space, two local centres, community facilities, transport infrastructure and at least 16 hectares of open space.

2. The allocation includes 20 hectares of land released from Green Belt at Toton North East to facilitate a junction and link road. Development must be in general conformity with the Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document (SPD) and include:

A. Housing

1. At least 1,500 dwellings at Toton and 1,200 dwellings at Chetwynd (within the Plan period);
2. Affordable housing comprising 30% of the total and of similar design to market housing in each sub-area.

B. Employment

3. At least 18,000 square metres of business and industrial (Class E (g) and B2) at Toton North and South;
4. At least 8,000 square metres of office (Class E (g) (i)) floor space only at Chetwynd South;
5. No manufacturing uses that harm air quality at European sites for nature conservation including the possible potential Special Protection Area, either alone or in combination with other sources;
6. Local training and employment opportunities, including during construction.

C. Local Centres

7. Local centres at Toton North or South and at Chetwynd East to serve their respective catchments only;
8. Shops, each of up to 500 square metres, and primary healthcare facilities, to include GP services.

D. Transport

9. A road from the A52 east of Bardills Roundabout to Chetwynd Barracks, to which all development must contribute;
10. A west-facing junction from the A52 near Bessell Lane into the site, to which all development must contribute; Provision to extend the tramway to a new park and ride of around five hectares near Bessell Lane, which development at Toton

(North & South) must facilitate;

- 11. Provision for cycle, road, tram and rail connections to the park and ride, which development at Toton (North & South) must facilitate;**
- 12. Road layouts that allow the extension or creation of viable bus routes;**
- 13. Attractive and convenient walking and cycling routes through the site;**
- 14. Walking and cycling routes should follow green or blue infrastructure corridors where possible. They should be surfaced, rarely steeper than 1 in 20, never more than 1 in 12 and link housing and employment to the railway station site, tram and bus stops, local centres, community facilities, open spaces and existing public rights of way.**

E. Education

- 15. Primary schools at Toton and Chetwynd near Local Centres and open space.**

F. Heritage

- 16. Retention of and public access to the Memorial and Gardens.**

G. Green infrastructure

- 17. Retention and provision of blue and green infrastructure corridors and spaces;**
- 18. A layout compliant with the Broxtowe Green Space Standard;**
- 19. Management arrangements for land retained in private ownership.**

H. Other issues

- 20. Relocation of utility and transport infrastructure or mitigation of its impacts.**

- 3. Financial contributions may be sought towards the provision of additional infrastructure both off-site and in other sub-areas for which unmet need is created, in accordance with policy on contributions. Examples of such infrastructures include sustainable travel, secondary or post-16 education, libraries and primary healthcare.**

Justification

5.5.1. The site combines two adjacent allocations from the Broxtowe Part 2 Local Plan, the Toton Strategic Location for Growth (SLG) and Chetwynd Barracks, with additional land released from Green Belt north of the SLG. Policies for the allocations required a strategic masterplan to be adopted prior to development.

5.5.2. The Council adopted the Toton and Chetwynd Barracks Strategic

Masterplan SPD in February 2023 to provide a framework for development across the two allocations. It names four sub-areas at Toton SLG and three at Chetwynd Barracks, to which a further sub-area, Toton North East, is now added (see map at Figure 21.1).

- 5.5.3.** The Toton SLG was originally allocated to enable and benefit from a high-speed railway station serving the region. Whilst that has since been cancelled, the strategic advantages that led to its selection remain, including proximity to the motorway and major cities, and access to the trunk road network, railway and tramway.
- 5.5.4.** Locally, the SLG is north of Toton, west of Chilwell, south of Stapleford across the A52 and east of Sandiacre across the railway and River Erewash, which forms the county boundary. The B6003 Toton Lane runs south from Stapleford through the SLG, crossing the A52 at Bardills Roundabout.
- 5.5.5.** Most of the SLG comprises open fields in three main ownerships, including Nottinghamshire County Council, whose land has extant planning permission for up to 500 homes, but near to Bardills Roundabout it contains part of George Spencer Academy secondary school, Bardills Garden Centre and the Japanese Water Gardens.
- 5.5.6.** Elsewhere across the SLG existing utility and transport infrastructure includes electricity transmission lines, substations, a wastewater treatment works, the A52, railway and depot. Noise, light and visual impacts of these will require mitigation should their relocation not occur or be viable prior to development.
- 5.5.7.** Chetwynd Barracks is currently operational, but the Ministry of Defence plans to close it and dispose of the land in phases during the early part of the plan period. It contains homes on long lease to a service accommodation provider, various offices, large warehouses, playing fields and woodland.
- 5.5.8.** The site has a long military history, including as a munitions factory during the First World War, and gardens contain a listed memorial to workers who died in accidents there. Some areas, particularly Chetwynd South, may be contaminated and require remediation prior to development creating sensitive receptors.
- 5.5.9.** The combined allocation has capacity for 4,800 homes, of which 2,700 are capable of delivery within the plan period. Business and industrial development, comprising uses within Class E (g) and B2, will be focussed on high-tech industry, research and development, including the healthcare sector. Between 8,000 – 14,000 square meters of office floor space (falling within Use Class E (g)(i)) should be provided at Chetwynd South.
- 5.5.10.** Conditions will be applied to ensure that the identified employment remains in those uses. To fully realise economic benefits, planning obligations will

be sought to provide local training and employment opportunities during construction and operation.

- 5.5.11. Bardills Roundabout and Toton Lane have limited capacity, so new junctions with the A52 to their west and east are needed to access the site. The eastern junction must connect with a link road to serve Chetwynd Barracks in order to ensure that Toton Lane can continue effectively to serve local traffic needs only.
- 5.5.12. The junctions and link road will require significant funding and so any development on any part of the site will need to contribute financially to its provision. To facilitate delivery of these, additional land to the north-east of the SLG, including Bardills Garden Centre, is released from the Green Belt.
- 5.5.13. Because this is the only land on which the junction could be located and across which the link road could pass, thereby enabling the delivery of a large part of a strategic site, exceptional circumstances for its release from Green Belt exist. In addition, the residential development of part of this land would assist in funding the junction and link road.
- 5.5.14. The provision of local energy generation, flood mitigation, sustainable drainage systems and other measures will be necessary to comply with Policy 1 Climate Change and contribute to the site being an exemplar net-zero community. Proposals should be innovative and will need to adhere to the principles of Design Codes adopted by the local planning authority. In order to ensure a safe and secure new community, any development at the site should also comply with Police ‘Secured by Design’ principles.

Infrastructure Delivery Plan constraints / requirements summary

Infrastructure	Summary Assessment	Further Work
Transport	Key requirements are: Provision of a new access roads into the site. Extension of the existing tram line and creation of a new transport hub including relocated park and ride. Active travel and public transport links to tram park and ride and to a potential new rail hub. Improvements to bus services including increased capacity and new routes should be delivered. Bus facilities should be improved where required to	Further discussions required as the separate applications progress to ensure a holistic approach is reached.

Infrastructure	Summary Assessment	Further Work
	<p>Nottinghamshire County Council standards. Potential A52/A6005 Bus Priority. Implementation of a travel plan.</p>	
Utilities	<p>New infrastructure will be required on-site during build. Existing utilities may also need to be relocated.</p>	<p>Further discussions required as detailed proposals emerge.</p>
Flooding and flood risk	<p>Drainage from the site should be via a sustainable drainage system. Additional infrastructure may be required on western part of site which is at higher risk of flooding. Mitigation will be needed to prevent contamination and protect the groundwater resource at Chetwynd.</p>	<p>Further discussions required as the separate applications progress to ensure a holistic approach is reached.</p>
Health	<p>Existing doctors' surgeries in the area surrounding Toton and Chetwynd Barracks are at capacity. New primary healthcare provision will need to be made on-site to meet the patient demand from new development.</p>	<p>Further discussions required as the separate applications progress to ensure a holistic approach is reached.</p>
Education	<p>Existing Primary school facilities are at capacity in the local area. New primary schools are required. New secondary school places will be required to accommodate the number of pupils from this development. A range of options will therefore need to be considered, including the potential expansion of existing secondary schools or new provision. Need for additional SEND infrastructure/capacity as a result of the development.</p>	<p>Further discussions required as the separate applications progress to ensure a holistic approach is reached.</p>
Police Services	<p>No known abnormal</p>	<p>Further discussions as</p>

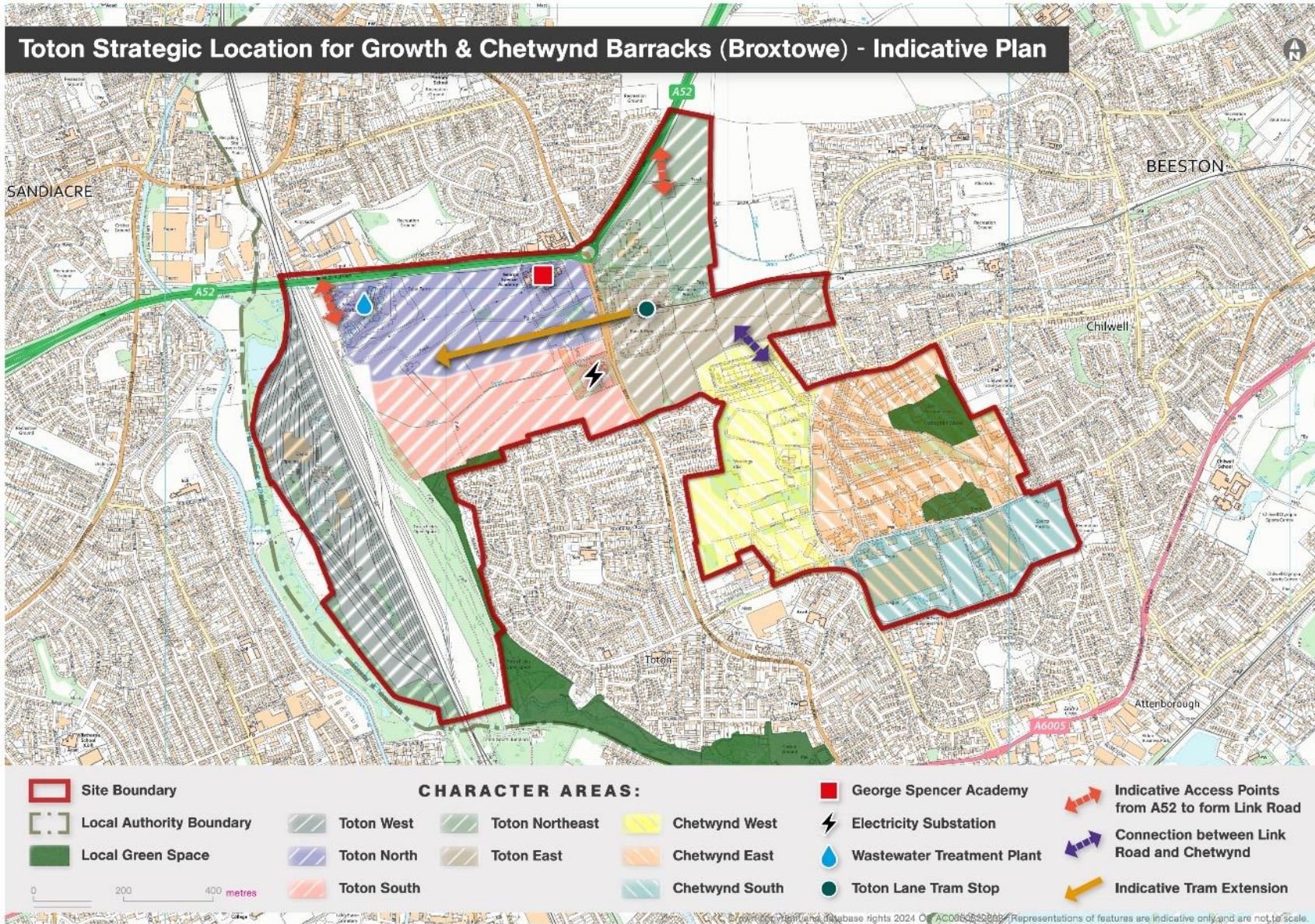
Infrastructure	Summary Assessment	Further Work
	requirements.	detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Community Services	Required as part of the Local Centre provision.	Further discussions as detailed proposals emerge.
Blue & Green Infrastructure/Open Space	10% biodiversity net gain required. Site includes land within the River Erewash and Erewash Canal BGI network. Required BGI has been set out within the Toton and Chetwynd SPD.	Further discussions required as the separate applications progress to ensure a holistic approach is reached.
Contamination	Some parts of the site, particularly in the south of Chetwynd Barracks, may contain areas of contaminated land, which must be remediated prior to development.	Further discussions required as the separate applications progress to ensure any contamination risks are addressed.
Heritage Assets	There are a number of non-designated heritage assets within the site. Some of these are specifically protected by Policy LHC02 'Heritage Assets' of the Chetwynd: The Toton and Chilwell Neighbourhood Plan. Any development should respect the setting of these buildings and structures. The grade II listed memorial to workers of National Filling Factory No. 6 and its setting must be protected.	Further discussions required as the separate applications progress.
Other	N/A	N/A

5.5.15. The implementation, delivery and monitoring of this Strategic Allocation

policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
<p>Delivery of development in line with Policy 21</p>	<p>Net additional homes</p> <p>Net additional office space and employment land</p> <p>Additional services and facilities</p>	<p>Supplementary Planning Documents (e.g. masterplans) and Supplementary Plans</p> <p>Development Management decisions</p> <p>Annual review of SHLAA to manage sufficient housing supply</p>

Figure 21.1



Policy 22: Strategic Allocation Former Bennerley Coal Disposal Point (Broxtowe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for rail-connected logistics development, incorporating a rail freight terminal, to be delivered in conjunction with a Country Park for the benefit of the local community.**
- 2. The development will be subject to the following requirements:**
 - A. Logistics**
 - 1. 61 hectares of logistics development (Class B8 storage and distribution) with a minimum unit size of 9,000 m² secured by condition;**
 - 2. Provision of a rail-freight terminal. This will include railway sidings and a facility to allow freight to be transferred to and from freight wagons. This should make use of existing infrastructure where practical and will include a connection to the Erewash Valley Railway Line;**
 - 3. A programme with ambitious targets for modal shift to rail including a strategy for implementation.**
 - B. Country Park**
 - 4. The creation of a Country Park for the benefit of the local community. This must be provided in conjunction with the logistics development;**
 - 5. Provision of an access management plan for the Country Park;**
 - 6. Provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.**
 - C. Access**
 - 7. Provision of a rail-freight connection from the Erewash Valley Railway Line to enable rail-freight to be loaded and unloaded within the site;**
 - 8. Primary site access should be direct to and from the A610 dual carriageway to the north;**
 - 9. Improvements to road infrastructure necessary to mitigate adverse traffic impacts;**
 - 10. The development should be designed to enable the routing of bus services into the site (including the provision of turning points within the site) to enable employees to travel to the site by public transport;**
 - 11. Existing public rights of way should be retained or replaced with public rights of way of enhanced quality, which should include improving accessibility to remaining Green Belt land;**
 - 12. New pedestrian and cycle routes should be incorporated both within the site and also to link to the surrounding networks;**
 - 13. Implementation of a travel plan.**
 - D. Design and Heritage**
 - 14. A high standard of design will be required at this site, in particular to ensure that any built or other development is sympathetic to the Grade II* Listed Bennerley Viaduct, existing blue and green infrastructure**

assets within the local area, landscape character, and the area of the new Country Park;

15. Provision of landscape screening to limit the impact on the surrounding area;
16. Design should be innovative and will need to demonstrate how the development will contribute to the transition towards net-zero development.

E. Blue and Green Infrastructure

17. Retention of existing mature trees, hedgerows and grass verges;
18. Retention of blue and green infrastructure in between areas of new development.

F. Noise and Light Pollution

19. Any new development (including buildings, open storage areas, rail infrastructure, parking and freight transfer areas) should be screened to limit any noise or light pollution, as well as any other disturbance to local residents and the wider area;
20. Provision of a noise and light pollution management plan which includes an appropriate mitigation strategy.

G. Training and Employment

21. Local training and employment opportunities should be provided as part of the construction of the site and during the operational phases of the site.

H. Other Requirements

22. Provision of an on-site sustainable drainage system;
23. Flood attenuation measures to address any issues in relation to flood risk;
24. Biodiversity Net Gain should be provided on site;
25. All development should comply with the Police 'Secured by Design' principles;
26. The playing fields to the north-west of the site and to the south of Shilo Way should not be adversely impacted by the development;
27. Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic;
28. Provision of contributions for local infrastructure, including facilities and services that are required for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level, will be secured through Planning Obligations and / or a Community Infrastructure Levy.

Justification Text

- 5.6.1.** The site covers approximately 79 ha and is located to the north of Awworth and to the south-west of Giltbrook. It is located adjacent to the Bennerley Viaduct, a Grade II* listed structure. Part of the site was previously used as a coal disposal point. The site is located adjacent to the Erewash Valley railway line with rail access achievable via a disused spur and railway bridge that crosses the River Erewash. Road access is achievable from the A610. The site contains areas of hardstanding, open fields and existing development.
- 5.6.2.** The site is located close to centres of populations at Eastwood, Awworth 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 logistics will bring economic benefits to these areas.
- 5.6.3.** 61 ha of the site is allocated for logistics development which includes a Rail-Freight Terminal. It has been identified that the site can provide a minimum of 124,500 m² of logistics floorspace. A minimum unit size of 9,000 m² will be applied. This broadly equates to buildings around 100,000 sq. ft. or larger, the logistics industry's recognised definition of a large-scale distribution centre.
- 5.6.4.** The provision of a rail freight terminal is vital to enable low carbon transportation of rail freight. It also provides rail access for distribution and logistics within the wider area, including existing strategic distribution sites to the north at M1 junctions 27 and 28. A programme with ambitious targets for modal shift to rail including a strategy for implementation is required to reduce the dependency on transporting goods by road.
- 5.6.5.** The Country Park, as identified within the Awworth Neighbourhood Plan, should contain recreational space and support and complement the cycle and walking routes provided by Bennerley Viaduct. The Country Park should provide a high quality environment which will protect and enhance wildlife and biodiversity interest. It should also protect the open setting of Bennerley Viaduct and key views of the structure and should also preserve the openness of the Green Belt and protect the gap between Awworth and Cotmanhay to the west. It must be provided in conjunction with the delivery of the logistics development and is vital to achieving sustainable development across the site. It also provides the opportunity for biodiversity enhancement as part of Biodiversity Net Gain. The access management plan should contain details of how the Country Park will be linked to existing footpaths and recreational routes, how the site will be accessible for a range of users and measures to prevent inappropriate vehicles such as motorbikes from accessing the site.
- 5.6.6.** The allocation includes 61 ha of land being removed from the Green Belt. Exceptional circumstances apply to justify the changes to the Green Belt boundaries. A significant need for logistics development has been identified and this need cannot be met through sites outside of the Green Belt. The site includes areas of previously-developed land and has a rail connection. It is therefore considered preferable to other Green Belt sites. The site has been selected following joint evidence and collaborative work with adjoining authorities.

- 5.6.7.** In order to provide permanent long-term boundaries and to follow clear physical features, it is also proposed to remove a section of the A610 from the Green Belt and land to the east of Shilo Way, within the settlement of Awworth. This equates to 15 ha of land. However, this land does not form part of the allocation.
- 5.6.8.** Part of the allocation, identified for a Country Park, would be retained within the Green Belt and forms an important gap between the development and Cotmanhay to the west. In accordance with the National Planning Policy Framework, compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land should be made. This can be achieved through the provision of the Country Park.
- 5.6.9.** Provision of a rail-freight connection from the Erewash Valley Railway Line is required to enable rail freight to be loaded and unloaded within the site. Primary road access should be direct to and from the A610 dual carriageway, although there is potential to provide a secondary access point from Shilo Way. Road infrastructure which is impacted by the development will also need to be mitigated and the development must be designed to allow for bus access to the site. This will enable employees to travel to the site by public transport. A Travel Plan will also be required to ensure that non-car modes are maximised and to provide a long-term strategy to achieve this. This will include enhancing and providing footpaths and cycle lanes, including connections to the Bennerley Viaduct, to encourage transport by active travel measures.
- 5.6.10.** Development in this location will impact the setting of the listed Bennerley Viaduct, which is important for historical and architectural reasons and which forms a major feature in the landscape of the Erewash Valley. Recent enhancements to the structure and its surroundings have arisen from the investment of significant public funds and the commitment of local amenity groups. It is therefore essential that the design of the development, including the height and siting of buildings, minimises the impact to the setting of the viaduct.
- 5.6.11.** There are Local Wildlife Sites (LWSs) on and adjacent to the site, and development here will inevitably impact on them. Harm to the LWSs must be mitigated or compensated for. The development must also provide a net gain in biodiversity of at least 10%. Existing Blue and Green Infrastructure (BGI) on the site should be enhanced, as should connections to adjacent BGI, including wetland areas and footpaths. The design of the Country Park should incorporate these factors. There are a number of existing public rights of way through the site. Existing public rights of way should be retained or replaced with public rights of way of enhanced quality, which should include improving accessibility to remaining Green Belt land.
- 5.6.12.** There are residential uses in close proximity to the site. Any new development, including buildings, open storage areas, rail infrastructure, parking and freight transfer areas, must be screened to limit any noise and light pollution, as well as any other disturbance to local residents and the wider area. This should partly be achieved through utilising and enhancing existing green vegetation corridors which run along parts of the site's boundaries. A noise and light pollution management plan must also be provided which should include an appropriate mitigation strategy.

- 5.6.13.** The site is close to areas of high deprivation and unemployment, particularly in parts of Eastwood and Ilkeston / Cotmanhay in Erewash Borough. Local training and employment opportunities should therefore be provided as part of the construction of the site and during the operational phases of the site.
- 5.6.14.** Parts of the site are in or adjacent to areas at higher risk of flooding. Flood mitigation and attenuation measures will be required to be incorporated into the development. The development should be designed to not have an adverse impact on playing fields adjacent to the site.

Infrastructure Delivery Plan constraints / requirements summary

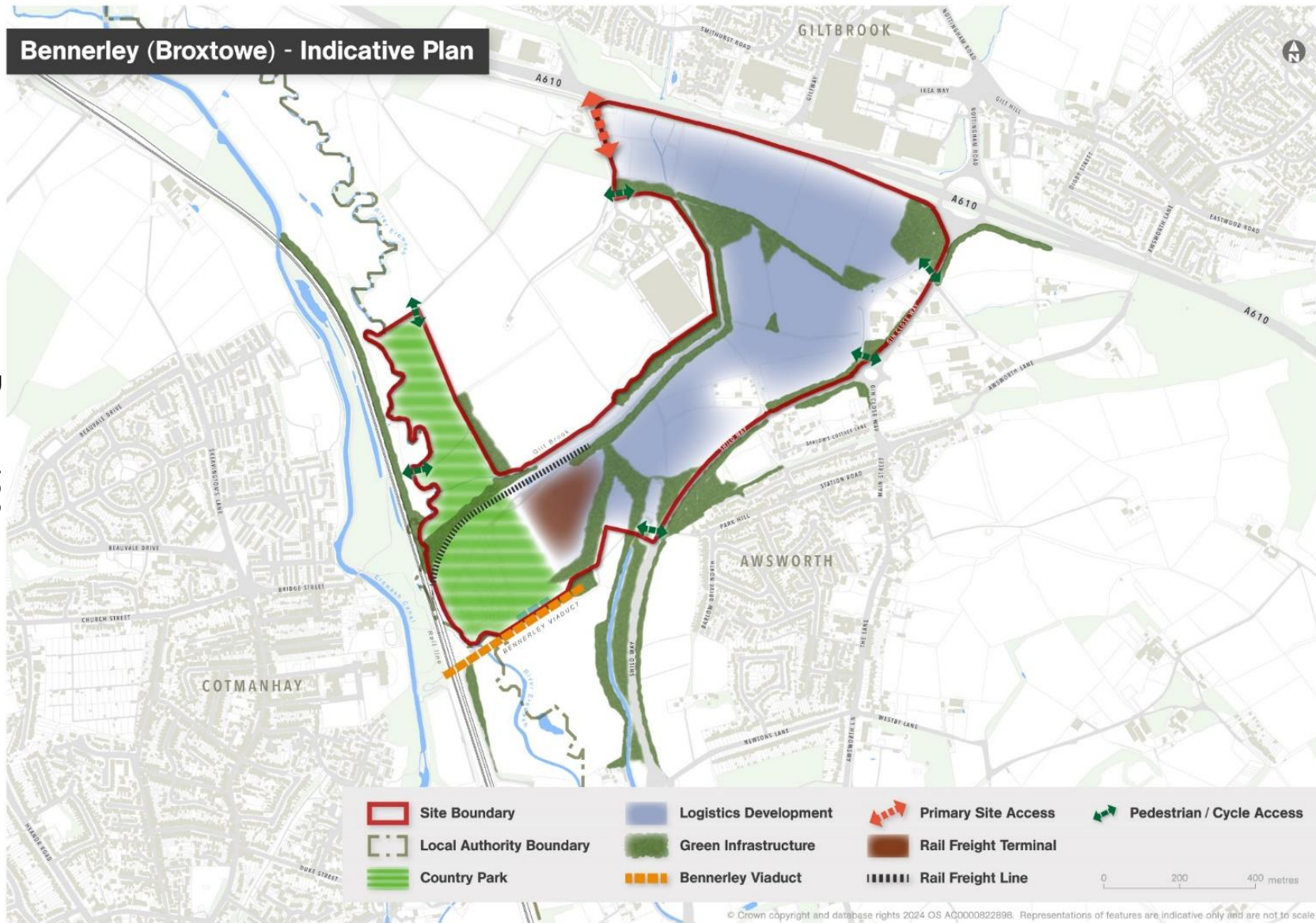
Infrastructure	Summary Assessment	Further work
Transport	<p>Provision of a freight rail link to serve the site from the existing railway line.</p> <p>Highway infrastructure improvements including a new junction with the A610.</p> <p>Active travel measures including cycle and walking links with existing settlements including Eastwood and Ilkeston.</p> <p>Bus facilities should be improved where required to Nottinghamshire County Council standards.</p> <p>Implementation of a travel plan.</p>	Further detailed technical work related to the rail connection and road junction.
Utilities	No abnormal requirements have been identified.	Capacity for the existing utilities infrastructure to accommodate the development proposed will be established prior to the redevelopment of the site.
Flooding and flood risk	<p>Parts of the site are at risk of flooding from the Gilt Brook and River Erewash.</p> <p>Should develop a hydraulic model for the Gilt Brook to ensure flood risk is fully understood. Opportunity to reduce flood risk downstream and should explore opportunities to reduce flood risk to the wider catchment where possible.</p>	<p>Further modelling required.</p> <p>Drainage from the site should be via a sustainable drainage system.</p>

Infrastructure	Summary Assessment	Further work
Health	N/A (employment development)	N/A (employment development)
Education	N/A (employment development)	N/A (employment development)
Police Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Community Services	Country park would provide outdoor recreation for local community.	Ensure country park is accessible to existing settlements in vicinity of the site.
Green Infrastructure / Open Space	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.	Development needs to link to and enhance the blue and green infrastructure corridors, particularly enhancing biodiversity and linking into recreational routes. This will include the provision of a country park.
Contamination	May be areas of contamination due to previous use.	Further investigations as part of a planning application.
Heritage Assets	Grade II* Bennerley Viaduct.	Ensure that development is sensitive to the setting of the viaduct through careful consideration of layout, building height and materials. Detailed assessments, including consideration of visual impact, will need to be undertaken.
Other	N/A	N/A

5.6.15. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 22	Net additional logistics land Provision of Country Park Number of trains operating per week from the rail freight terminal	Supplementary Planning Documents (e.g. masterplans) Development Management decisions

Figure 22.1 Bennerley



Policy 23: Strategic Allocation Top Wighay Farm (Gedling)

- 1. The area as shown on the adopted policies map is identified as a strategic site for housing for around 1,515 dwellings, up to 6.52 hectares of employment generating development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2041. The distribution of the proposed uses is identified on Figure 23.1 which is indicative for the part without planning permission.**
- 2. The site area of the strategic allocation is 87.18 ha. This comprises the “consented” area with outline planning permission (2020/0050) granted on 25th March 2022 covering 40.35 ha and an extension to the “consented” area of 46.83 ha**
- 3. The development will be subject to the requirements set out below.**

Consented Area

- 4. Outline planning application has been granted for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500 m² of employment space (E(g)(i) E(g)(ii) uses and B8) uses), a local centre of not more than 2,800 square metres, a 1.5 form entry primary school and associated infrastructure, open space and landscaping.**
 - A. Housing**
 - 1. Provision for up to 805 homes**
 - 2. 142 affordable housing units or 17.64% of the dwellings permitted, comprising homes for affordable rent and shared ownership.**
 - B. Employment**
 - 3. Provision of around 6.52 hectares of employment generating uses on land fronting the A611 Annesley Road, comprising up to 49,500 square metres of employment space (E(g)(i) E(g)(ii) and B8) uses),**
 - 4. An Employment and Skills Plan.**
 - C. Local Centre**
 - 5. Local centre of not more than 2,800 square metres.**
 - D. Transportation**
 - 6. Contribution towards bus provision to serve the development site, provision of footways and cycleway improvements on Annesley Road and Wighay Road and new pedestrian (toucan) crossing on Wighay Road.**
 - 7. Provision of a safeguarded route for the Nottingham Express Transit line.**
 - 8. Travel plan.**
 - E. Other**
 - 9. A 1.5 form entry primary school to be constructed on site.**
 - 10. Contributions towards a new primary health care facility in Hucknall.**
 - 11. The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment and provides for biodiversity enhancements.**
 - 12. Provision of amenity open space, allotments, playing pitches, multi**

- games area and children's play facilities.
13. The creation of significant Green Infrastructure areas and buffers, particularly on the south eastern boundaries of the site to contribute to the creation of a permanent defensible Green Belt boundary. Significant Green Infrastructure should also be sited on land in between the western boundary of new development at this allocation and the possible potential Special Protection Area.

Extended area

A. Housing

14. Provision for approximately 710 homes on 46.83 hectares

B. Transportation

15. Submission of a transport assessment and new and improved connections (vehicle / pedestrian / cycle) to adjacent development within the "consented" area.
16. Provision of a safeguarded route for the Nottingham Express Transit line
17. Implementation of a Travel Plan

C. Green and Blue Infrastructure

18. Retention and enhancement of existing habitats, including Local Wildlife Sites.
19. The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network including National Cycle Route 6 (Bestwood Park to Newstead Blue Green Infrastructure Corridor), which has regard to the Greater Nottingham Landscape Character Assessment.
20. Creation of new areas to improve biodiversity and linkages to achieve minimum of 10% biodiversity net gain on site.
21. Protection of the historic water course which bisects the eastern part of the site and feeds into Linby Docks.
22. The creation of significant Green Infrastructure areas and buffers, particularly on the south eastern boundaries of the site to contribute to the creation of a permanent defensible Green Belt boundary. Significant Green Infrastructure should also be sited on land in between the western boundary of new development at this allocation and the possible potential Special Protection Area.

D. Provision of open amenity space

23. Provision of amenity open space allotments, playing pitch and childrens' play facilities.

E. Other Requirements

24. Contributions towards primary health case.
25. Contributions towards additional primary and secondary school places.
26. Integration of new uses with existing "consented" area development.
27. An appropriate sustainable drainage system.
28. Protect the setting of heritage assets surrounding the site, including Annesley Hall and Linby Conservation Area (in particular St Michael's church).

Justification

- 5.7.1.** The development of the Top Wighay Farm strategic allocation will create a Sustainable Urban Extension to Hucknall and the wider Nottingham conurbation. The development will provide for around 1,515 new homes. The exact level of housing and siting of development will be subject to negotiation, taking into account the need to respect the setting of heritage assets and to respond to drainage issues. A broad mix of house sizes and types will be required. The development will also include an area of employment development, including a new County Council office building on a 1.3 ha site to the north of the access from the A611, granted planning permission in July 2022. The office building is now under construction and is due to be completed in late 2024.
- 5.7.2.** Higher densities should be achieved in areas within the centre of the site and, in particular, within walking distance of the new neighbourhood centre. All green space within the site should be permanently maintained as open space.
- 5.7.3.** A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Greater Nottingham Strategic Plan.

Development requirements and phasing

- 5.7.4.** A significant proportion of the strategic allocation already has the benefit of outline planning permission. For the consented area, development should be brought forward in accordance with the planning permission and in the context of the adopted Supplementary Planning Document for Top Wighay Farm. The Council will adopt a positive approach to the planning and delivery of the site and its associated infrastructure to seek to ensure that delivery occurs in line with the housing trajectory. The extant planning permission was granted prior to the requirements for First Homes taking effect and, as such, affordable housing provision will comprise homes for affordable rent and shared ownership.
- 5.7.5.** The extension will need to integrate with the existing consented area with the masterplan extending to cover the entirety of the consented site and its extension. New and improved connections (vehicle / pedestrian / cycle) within the strategic allocation and to the surrounding area will be required. There is an opportunity for the extension to link to the existing Sustrans route (National Cycle Route 6) which runs parallel to the eastern boundary of the site.
- 5.7.6.** The indicative distribution of development is shown on Figure 23.1. Figure 23.1 and the adopted policies map identify the area of land within which all new built development will take place. The developable area will need to respond to the need to protect the setting of heritage assets at Annesley Hall Registered Park and Garden and Linby Conservation Area and preserve the historic water course which bisects the eastern section of the extension and which feeds into the northern of the two Linby docks. The provision of an appropriate sustainable drainage system within the south eastern corner of the extension will also limit development in this location.
- 5.7.7.** The parameters of the proposal and phasing requirements will be worked up through a master planning process. It is anticipated that development could commence in 2028 with completion around 2041.

- 5.7.8.** Primary access to the site will be provided through a new signalised junction off the A611 to access the employment area and from an additional spur on the existing roundabout at Annesley Road / B6011 to serve the housing development. It is important that development does not prevent the possibility of the NET line being extended into the site at some point in the future. Both design and layout will therefore need to accommodate scope for a future extension to take place and a route up to 14 metres wide (as agreed with the City Council NET team) should be safeguarded. A safeguarded route will only be unnecessary if it can be demonstrated that there is no realistic prospect of a future NET extension due to viability or feasibility reasons.
- 5.7.9.** The local centre should comprise retail, food and drink, professional services and community uses ideally including local convenience stores, a pub / restaurant, a day nursery and small scale offices, which will serve local residents of the site.
- 5.7.10.** The consented area will deliver a one form entry school on site (with the ability to expand to 1.5 form entry), in the form of a financial contribution along with the transfer of the land, secured through planning obligations. The extended development area would need to make additional financial contributions towards primary school places to expand the school to 1.5 form entry. Financial contributions will also be required towards secondary school places generated by the extended development area, although no contribution is sought from the consented area subject to secondary provision being secured through the Council's Community Infrastructure Levy.

IDP Constraints / Requirements summary

Infrastructure	Summary Assessment for the consented area	Further work, in particular for the extension
Transport	Two junctions from A611 have already been provided to access the site. Integrated transport walking and cycling package has been agreed as part of the Section 106 Agreement for the "consented" area.	Transport Assessment and an integrated transport, walking and cycling package required for the extension.
Utilities	Gas - no abnormal requirements Electricity - Uprating Hucknall to 40 MVA required. Depending on phasing, a new Bulk Supply Point may be required. Uprating works programmed by Western Power for completion by 2015. Water - extensive off-site mains may be required - approximately 1.5km to Wood Lane and booster	Further dialogue with Western Power and Severn Trent re phasing as details emerge.

Infrastructure	Summary Assessment for the consented area	Further work, in particular for the extension
	pumps. IT - no abnormal requirements	
Flooding and flood risk	No abnormal requirements	SuDs required for allocated extension.
Health	Contributions secured through the Section 106 Agreement for primary health care for “consented” area to develop a new facility in Hucknall.	Contributions towards primary health care sought from approximately 710 homes to be accommodated on extension. Level of contribution to be agreed as part of S106 discussions.
Education	New 1 form entry primary school secured on 1.5 ha site through the Section 106 Agreement for the “consented” area. Capacity to expand existing secondary schools, funded by the Community Infrastructure Levy.	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier. Primary contributions will extend new school from 1 form to 1.5 form entry. Contribution and phasing to be agreed as part of S106 discussions.
Affordable Housing	17.64% of the dwellings permitted will need to be affordable, (134 units on the basis of 805 dwelling total), comprising affordable rent and shared ownership.	Requirement for 20% affordable housing provision, to include First Homes. Details to be agreed as part of S106 discussions.
Police Services	No abnormal requirements	Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required.
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	

Infrastructure	Summary Assessment for the consented area	Further work, in particular for the extension
Local Centre	A local centre of not more than 2,800 square metres to be provided within “consented” area.	Details to be progressed as part of planning application process. Further dialogue with Ashfield District Council as detailed proposals emerges.
Green Infrastructure / Open Space	Habitats Regulations Assessment (HRA) screening record concluded scale of development would not be likely to have significant impact on any European site. Proximity to SSSI (Quary Banks). Significant Green Infrastructure assets on site (Local Wildlife Sites) provide opportunities for protection and enhancement of Green Infrastructure. Additional public open space to be provided on site.	Protection / enhancement and permanent maintenance of Local Wildlife Sites. Opportunities for enhanced Green Infrastructure provision. Green Infrastructure proposals to be progressed as part of planning application process. Maintenance contributions to be agreed via S106 negotiations.
Contamination	A geo-environmental assessment has been undertaken as part of the outline planning application which concluded that the only area on site with slightly raised levels of contamination is proposed to be at the Local Centre which is acceptable in that location, subject to mitigation measures.	A ground condition survey will need to be prepared as part of the planning application for the extended area. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Proximity to and impact upon significance (including settings) of Linby Conservation Area, Scheduled Monuments, Historic Parks and Gardens at Newstead Abbey, Annesley Hall and Papplewick Hall. Listed Buildings present in and around Linby, in particular St Michael’s church.	Further dialogue with Historic England as proposals emerge, to preserve and enhance heritage assets. A programme of investigation

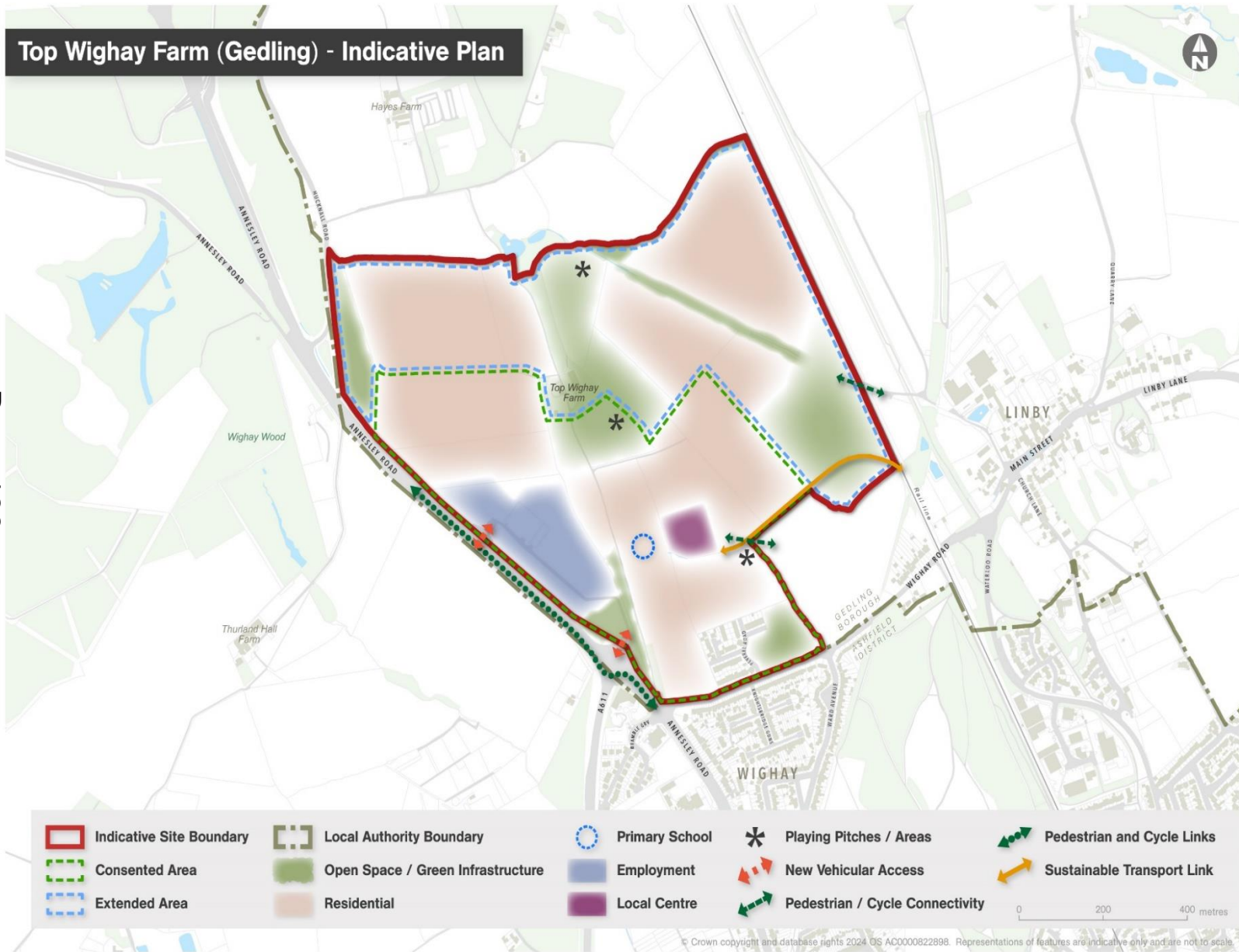
Infrastructure	Summary Assessment for the consented area	Further work, in particular for the extension
	Potential archaeological sites within both the consented area. An Archaeological Watching Brief will need to be submitted to and approved in writing by the LPA before development commences.	will need to be agreed and the protection / recording of any remains.
Other	Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are in Hucknall.	Further dialogue with adjacent local authorities (in particular in relation to highway, public transport and community facilities) regarding cross boundary impacts as detailed proposals emerge.

Implementation, delivery and monitoring

5.7.11. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Target	Indicator	Delivery
Delivery of the development in line with Policy 23	Net additional homes	Supplementary Plans
	Net additional employment land	Development Management decisions
	Provision of local centre	Annual review of the SHLAA to manage sufficient housing supply
	Delivery of primary school	
	Delivery of transport improvements	
	Provision of amenity open space	

Figure 23.1 Top Wighay Farm



Policy 24: Strategic Allocation Former Stanton Tip

- 1. The area as shown on the adopted policies map is identified as a strategic site for residential and employment development. The site area is 42.6 hectares with a developable area of 27 hectares. The development should make efficient use of land, and is subject to the following requirements:**
 - A. Housing**
 - 1. Provision of up to 500 homes, predominantly family housing;**
 - B. Employment**
 - 2. Provision of employment uses (a minimum of 5 hectares approx. for industry and manufacturing, classes Eg, B2 and B8 uses);**
 - C. Additional uses**
 - 3. In addition to the residential and employment uses specified above, and dependent on the capacity remaining in the developable area, ancillary leisure (Ed), community (F2b), employment (B1 and B2) and small scale local need retail (F2a) uses may be permitted;**
 - D. Transport**
 - 4. Submission of a transport assessment and new and improved connections (vehicle / pedestrian / cycle) with adjacent development and NET Line 1 stop;**
 - E Green and Blue Infrastructure**
 - 5. Retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor to enable a minimum of 10% biodiversity net gain on site;**
 - 6. Creation of new green space within the development and links to existing open space / green infrastructure;**
 - 7. Suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures;**
 - 8. Proposals which safeguard groundwater resources;**
 - F. Other Requirements**
 - 9. Integration of new uses with existing development;**
 - 10. Submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;**
 - 11. Proposals which successfully address the topography of the site in terms of accessibility, design and layout;**
 - 12. Proposals which maximise opportunities for the use and generation of low carbon energy; and**
 - 13. Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic.**

Justification

- 5.8.1. Stanton Tip is a former colliery spoil tip, and a strategic brownfield site which has the potential to make a significant contribution to the provision of new homes to meet the**

City's needs, with an element of employment uses. The site is contaminated and redevelopment provides the opportunity to remediate the site, provide new housing and employment and enhance the existing Local Wildlife Site within the site boundary. Much of the site has naturally regenerated and has biodiversity interest. Proposals should therefore show how development will maintain and enhance these interests through habitat creation and retention. Opportunities exist to improve cycle and walking connections in the neighbourhood and to the NET Line 1 stop at Phoenix Park.

- 5.8.2.** The housing and employment uses together should not exceed the developable area (27 ha).
- 5.8.3.** Developers will be expected to work with Nottingham City Council to develop and agree an overall masterplan for the site which will establish principles for development such as layout, design and phasing and which should adequately address the site's complexities and relationship and links to neighbouring communities. The masterplan should include an approach to open space for the development, and specifically address opportunities to protect, enhance and create habitats both within and beyond the site.
- 5.8.4.** This strategic site has the critical mass to support more innovative and exemplar approaches to development – for example, through innovative design and construction techniques, incorporation of SuDS and small-scale community energy generation. Such approaches are important in helping to reduce carbon emissions and greenhouse gases to align with Policy 1 on climate change.
- 5.8.5.** Development will be required to contribute towards identified infrastructure requirements through planning obligations and the securing of other external funding mechanisms where they are available. The Council will work proactively with partners to support the delivery of development and positive regeneration outcomes and identify potential funding sources.

Development requirements and phasing

- 5.8.6.** The profile, prominence and ecological interest of the site requires careful consideration of its layout and design via masterplanning in close collaboration with the Nottingham City Council to create a successful new community.
- 5.8.7.** Significant opportunities exist to protect the most important habitats and to generally enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. An easement may be required if the watercourse is opened up. A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding due to steep sided slopes.
- 5.8.8.** A transport assessment is required for this site. Satisfactory access arrangements are required, together with improved pedestrian and cycle links through the site and to the adjacent NET stop. The site is located on a former colliery spoil tip and development therefore has the potential to cause groundwater pollution and will require careful consideration. There is an identified need for primary care (new or expanded facilities) in the north of the City. Discussion with the Integrated Care Board will be required to

determine any implications for primary health facilities arising from the development of the site.

5.8.9. The site is also within a Minerals Safeguarding Area and consideration is therefore required prior to development.

Key Development Considerations

Development Consideration	Summary Assessment	Further work
Transport	No abnormal issues anticipated. Integrated transport package required. New vehicle / pedestrian / cycle connections with adjacent housing area required. Improved connection to NET stop required.	Transport assessment and further highway requirements, such as to enable access, be developed as part of master-planning work.
Utilities	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.	Further dialogue with Western Power as proposals emerge. Further dialogue with Severn Trent.
Flooding and flood risk	Culvert runs below part of the site and may restrict developable area / provide opportunities for Green Infrastructure provision. Topography of site to be considered re surface / sewer flooding.	Further study of water course and potential flood risk and opportunities to enhance Green Infrastructure areas
Health	A need for primary care (new or expanded facilities) in the north of the City has been identified.	Dialogue with Integrated Care Board
Education	Education provision to be reviewed at the planning application stage.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required
Police Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge
Ambulance	No known abnormal	Further dialogue as detailed

Development Consideration	Summary Assessment	Further work
Services	requirements.	proposals emerge
Fire and Rescue Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge
Green Infrastructure / Open Space	SINC located on site – opportunities for enhanced Green Infrastructure provision.	To be reviewed as part of master-plan
Contamination	Historic uses on site necessitate remediation works with likely duration of 2-3 years.	Remediation strategy required as part of master plan and detailed proposals.
Heritage Assets	Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area or heritage assets.	
Other	Site has a steep profile.	To be considered as part of master-plan. Innovative remediation and access strategy required.

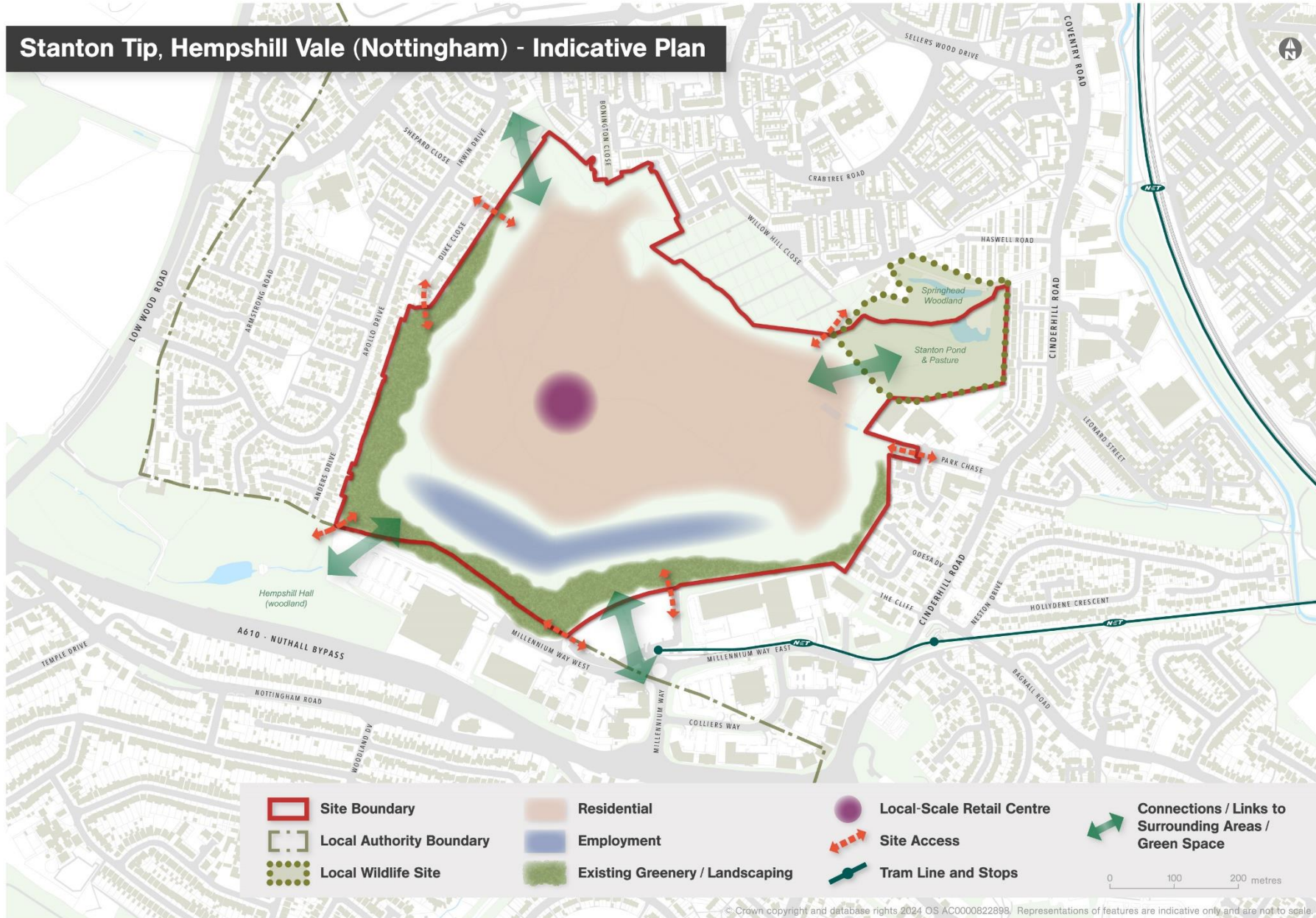
Implementation, delivery and monitoring

5.8.10. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 24	Net additional homes Additional services and facilities	Development Management decisions

Figure 24.1 Stanton Tip, Hempshill Vale

Stanton Tip, Hempshill Vale (Nottingham) - Indicative Plan



Policy 25: Strategic Allocation Broad Marsh

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for mixed use development as a new City Centre community, to include the provision of around 1,000 residential units up to 20,000 square metres of commercial, office and leisure floorspace and the provision of high quality public realm and open space / green infrastructure, subject to the following requirements:**
 - A. Housing**
 - 1. Provision of around 1,000 units (Use Class C3), to include a mix of sizes, type and tenure and elements of later living accommodation and Build to Rent units;**
 - B. Mixed Use**
 - 2. Provision of up to 20,000 square metres of commercial, office and leisure floorspace to include space for independent retail and food / drink businesses and entertainment area, a hotel and community and education led uses;**
 - C. Open Space**
 - 3. Creation and enhancement of high quality public open space / green infrastructure;**
 - D. Transport**
 - 4. Realignment and straightening of the Southern end of the section of Maid Marian Way between Castle Gate and Canal Street;**
 - 5. New pedestrian crossing facilities across Maid Marian Way;**
 - 6. Establishing new pedestrian and cycle routes through redeveloped areas, with a particular focus on the north / south route into Bridlesmith Gate and to the eastern side of the site to reactivate the former Drury Hill historic route;**
 - 7. Creating new high-quality areas of public realm;**
 - 8. Making the area a connectivity hub with easy parking, bus and taxi access as well as electric bikes, scooters and electric disability vehicles to allow access to the City Centre including a potential additional tram stop to serve the area;**
 - E. Heritage and archaeology**
 - 9. Proposals should protect and enhance heritage and archaeological assets within and surrounding the site in line with their significance, including adjacent conservation areas;**
 - 10. Careful consideration should be given to views of the Broad Marsh, the Castle and Lace Market cliff, and the Castle and Canal Conservation Area;**
 - 11. Proposals should seek to enhance the setting of the Castle, caves and other historic assets within the site to the south of Isabella Street;**
 - 12. Access should be opened up to the caves present underneath the site, as well as giving prominence and access to the proposed visitor attraction focussed on the caves;**
 - 13. Protection of a portion of the former Broadmarsh Shopping Centre frame on the eastern side of the site, which is to be repurposed for a mix of new uses including independent retail and food and beverage uses and innovative community spaces;**

F. Other Requirements

- 14. Planning Obligations in line with Policy 18;**
- 15. Regard to be given to the amenity of residential properties on Castle Gate;**
- 16. Suitable proposals for sustainable urban drainage and any necessary flood risk mitigation proposals; and**
- 17. Submission of acceptable site investigation and remediation scheme suitable for mixed use proposals.**

Justification

- 5.9.1.** The Broad Marsh site is one of the largest and most significant City Centre projects anywhere in the UK. It is envisaged that the Broad Marsh area will provide a unique space that will attract all communities to the area and enhance the City Centre as a national visitor destination. It will provide significant new housing, employment and leisure opportunities, and will be transformative in reshaping the southern part of the City Centre.
- 5.9.2.** The former Broadmarsh shopping centre was passed to Nottingham City Council after the previous owner entered administration in 2020. At this point, the shopping centre was partly demolished, and largely remained in this state for the immediate period afterwards. Subsequently, significant progress has been made on demolition and construction works. The immediate surroundings of the site have already seen the development of a new Central Library, a bus station and car park, and the Nottingham College City Hub. Major public realm improvements have also been implemented, including the 'Green Heart' on the Broad Marsh site itself. The Green Heart is a new wildlife-rich green space to encourage public connection to nature. In addition to the Green Heart, a new play space has been opened on Collin Street. This new play space is part of a "Playable Cities" Initiative and supports the City's objective to become a UNICEF Child Friendly City. There are also proposals for a new state-of-the-art Community Diagnostic Centre which will be located on the regeneration site and will be operated by Nottingham University Hospitals NHS Trust. The Centre will be a one-stop shop which will support GPs by providing direct access to diagnostics services such as MRI, CT, x-ray, ultrasound, echocardiography, ECG, and lung function testing.

Masterplanning

- 5.9.3.** Due to the significance of the site, a cohesive site-wide masterplan has been completed as a precursor to a planning application for new homes, offices, leisure and green spaces. The Masterplan work was undertaken by international architect and design practice BDP and property advisor JLL. The Masterplan helps to realise the vision for the site created with Heatherwick Studio following the 'Big Conversation', an extensive public consultation. Key elements of the Masterplan include the provision of around 1,000 new homes, around 2,500 new jobs, approximately 20,000 square metres of office, commercial and leisure uses with excellent public realm and retention of part of old shopping centre's structural frame to provide opportunities for innovative new spaces including a Caves visitor attraction.

Mix of Uses

- 5.9.4.** In locational terms, the area of the site to the west of Maid Marian Way, towards the Castle is proposed to be residential-led with ancillary opportunities for community

spaces and workspaces. Towards the middle of the site there are opportunities for a significant amount of residential development, with some grade A office provision.

- 5.9.5.** Proposals should also follow the concepts in the Masterplan which involve the retention of part of the former frame of the Broadmarsh Shopping Centre. In the former frame there are opportunities for community and leisure-led uses, residential uses and space outlines for a hotel use with flexible creative workspaces, and entrances to the caves (as mentioned above).
- 5.9.6.** The demolition of part of the frame south of and including the Mall allows the development of two eight storey blocks, one residential and one a hotel. The northern section of the frame includes a cut-away section to create a green space next to the cliff. In addition, a section of the frame south of the Mall next to the Green Heart should be retained and uses could include a 'Box Park' style food court and entertainment area. The area next to Severns House should be developed with one or two storey food and beverage outlets inspired by the tradition of Nottingham's alleyways. Overall, the vision for the frame is not for a conventional commercial offer but should be unique and bespoke and effectively providing a space in the City that enables entrepreneurs, community groups and operators to use it imaginatively.
- 5.9.7.** It is expected that the site can accommodate high density urban living and deliver around 1,000 residential units (predominantly Use Class C3). Purpose Built Student Accommodation will not be permitted, as the objective is to create a new vibrant City Centre community, which will be assisted through provision of more permanent residential opportunities and year round activation, and there is plentiful choice of sites and locations for Purpose Built Student Accommodation elsewhere within the City Centre. There will be a focus on ensuring a wide mix of housing across the site so that units include an element of later living for the elder sections of the population and also an element of Build to Rent properties. Policy 10 (Design and Enhancing Local Identity) will be particularly important in establishing standards and quality and also in establishing a balance between activity and vitality, and living conditions.
- 5.9.8.** Throughout the site, the provision of high quality open space will be an important requirement to complement the existing open space provision at the Green Heart and play provision along Collin Street. It is envisaged that there will be a network of green space / green infrastructure both within and linking beyond the Broad Marsh area.

Heritage and Archaeological Considerations

- 5.9.9.** There are a large number of heritage assets which must be considered during demolition, site investigations and future development. In addition to Scheduled caves, there are further caves which are of demonstrable equivalence to a Scheduled Monument. Caves of medieval and post-medieval dates are located at both the former shopping centre and at the college (on Maid Marian Way). Two burial grounds (one medieval and one 19th century in date) are present at the former shopping centre, with human remains demonstrably present. A further burial ground (18th/19th century in date) is located at the college site and one is located beneath the car park of Nelson's solicitors. Furthermore, the Broad Marsh site contains important archaeological remains including a medieval friary and evidence of medieval and post-medieval waterside industry and occupation. Care will be needed to avoid unnecessary harm to settings particularly of the Broad Marsh caves and Nottingham Castle.
- 5.9.10.** In order to prevent the redevelopment of the Broad Marsh site having a negative impact on heritage assets, early pre-application consultation with the City Archaeologist is

required. A robust strategy is needed to ensure archaeological remains are considered during demolition works, ground investigations and future development. A programme of archaeological field evaluation and a robust mitigation strategy must be prepared in collaboration with the City Archaeologist. The mitigation strategy will detail the mitigation for the preservation and, where appropriate, excavation of archaeological remains. This includes the exhumation of human remains, protection of all caves within the footprint of the former shopping centre, and on the college site, during site investigations, demolition works and future redevelopment, and the investigation of all other archaeological remains. In particular, care is needed to avoid further damage to the Scheduled caves, and those of demonstrable equivalence to Scheduled Monuments. It is anticipated, however, that the redevelopment of the Broad Marsh should have a positive impact overall upon nearby heritage assets by restoring views of Nottingham Castle (Grade 1 listed, Scheduled Ancient Monument) and the Lace Market cliff, as well restoring an open thoroughfare between Lister Gate and Carrington Street. The potential creation of a new open air street pattern could restore the legibility of the area which was harmed by the development of the Broad Marsh in the 1970s.

Transport Measures

- 5.9.11.** Throughout the site and beyond, there is excellent connectivity for pedestrians and cyclists. To support the ongoing redevelopment of the Broad Marsh area it is proposed to implement a number of complimentary transport improvements. The delivery of the transport package will maximise the area of land to be redeveloped. Maid Marian Way currently forms part of an Inner Ring Road around the City Centre central core and is currently a barrier to movement. Through straightening the road and design treatments, the dominance of traffic through the area will be reduced. In addition, by improving connections to the Station, the Castle, Old Market Square and the Lace Market the experience for pedestrians, cyclists and those with restricted mobility will be much improved. Helping to make the overall area more attractive as a whole, new social spaces, with seating and landscaping and other greening measures will also be implemented. Given the close proximity of Nottingham Station, the tram, Broad Marsh bus station and transport facilities for taxis, cycles and new shared forms of transport, the area will continue to be developed as an important transport connectivity hub for the City.
- 5.9.12.** The package will be included as local transport measures in the investment programme for the East Midlands Combined County Authority. The measures will be programmed for implementation between 2026 and 2032.

The improvements proposed include:

- Realignment and straightening of the Southern end of the section of Maid Marian Way between Castle Gate and Canal Street
- New pedestrian crossing facilities across Maid Marian Way
- Establishing new pedestrian and cycle routes through redeveloped areas
- Creating new high quality areas of public realm
- Making the area a connectivity hub with easy parking, bus and taxi access as well as electric bikes, scooters and electric disability vehicles to allow access to the City Centre including potentially an additional tram stop to serve the area

Infrastructure Delivery Plan Constraints / Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Transport requirements are listed above in the policy and justification text.	These measures will be included in the investment programme for the new East Midlands Combined County Authority. The measures will be programmed for implementation between 2026 and 2032.
Utilities	New infrastructure will be required onsite during build.	Early dialogue needed with infrastructure providers as more detailed planning proposals emerge.
Flooding and flood risk	Some surface water issues surrounding Broadmarsh and flooding history to the previous site. Development must include sustainable drainage systems and blue green infrastructure to manage surface water on-site. This must carefully consider the cave systems beneath the site.	Ongoing dialogue with the Environment Agency. Site specific flood risk and mitigation strategies required.
Health	NHS Community Diagnostics Centre will be completed in 2025.	Further dialogue as proposals emerge through the planning application process.
Education	Likely that primary / secondary capacity is not sufficient within this area. However this would require confirming during negotiations on any planning application.	Further dialogue as proposals emerge through the planning application process.
Police Services	No known abnormal requirements.	Further dialogue as proposals emerge through the planning application process.
Ambulance Services	No known abnormal requirements.	Further dialogue as proposals emerge through the planning application process.
Fire and Rescue	Likely to be building safety	Further dialogue as

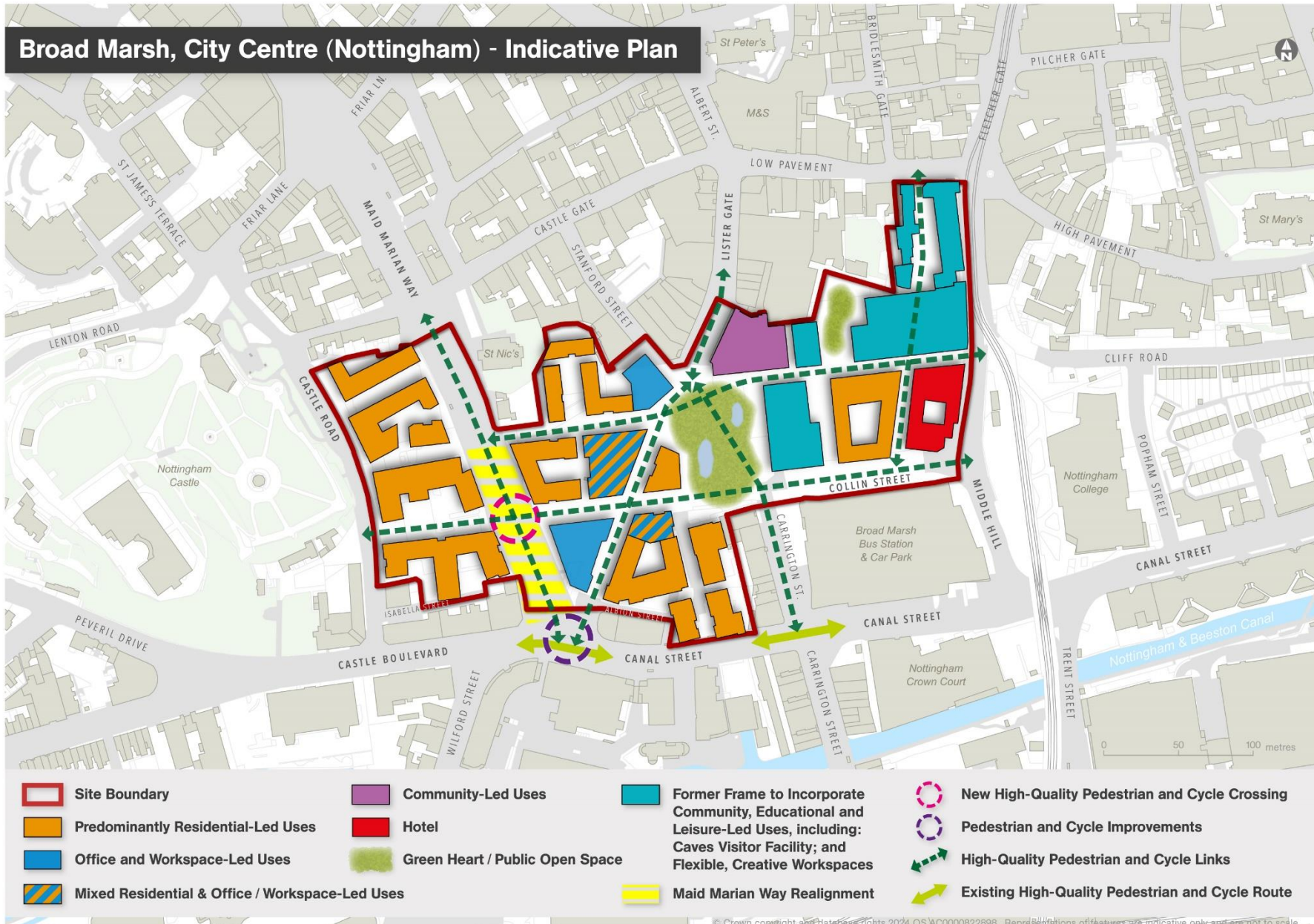
Infrastructure	Summary Assessment	Further work
Services	and fire safety issues once detailed proposals emerge.	proposals emerge through the planning application process.
Waste Management	Likely to be waste management issues as more detailed proposals emerge.	Further dialogue as proposals emerge through the planning application process.
Community Services	Community-led uses are envisaged as part of the delivery of the site.	Further details will emerge through the planning application process.
Green Infrastructure / Open Space	Opportunity to provide multi-functional green space within the centre of Nottingham. There is limited green space within this area. 'Green Heart' completed in 2024. 10% biodiversity net gain required.	To be negotiated as more detailed proposals emerge.
Contamination	Known contamination issues due to historic polluting uses.	Site specific investigations as detailed proposals emerge to address contamination and pollution control issues.
Heritage Assets	The site is adjacent to a number of conservation areas and historic buildings. It lies within an archaeological constraints area and incorporates a Scheduled Monument and locally equivalent designations and buried remains. The development of the Broad Marsh needs to consider the impact on the setting of two Scheduled Monuments: the Broadmarsh caves and Nottingham Castle.	Further dialogue with Historic England and the City Archaeologist as proposals emerge to preserve and enhance heritage assets.

Implementation, delivery and monitoring

5.9.13. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 25	Net additional homes	Development Management decisions

Figure 25.1 Broad Marsh, City Centre



Policy 26: Strategic Allocation Melton Road, Edwalton (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for housing for around 1,800 dwellings, up to 4 hectares of E(g) use, other employment generating development, and other community facilities as appropriate, all of which will be constructed within the plan period to 2041. The indicative distribution of the proposed uses is identified on Figure 26.1.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved along the strategic bus corridor;**
 - B. Employment**
 - 3. There should be provision of E(g) and / or non E(g) class employment generating uses towards the south of the site in proximity to the existing Wheatcroft Business Park to provide for a wide range of local employment opportunities where appropriate;**
 - 4. Redevelopment or expansion of existing businesses at Wheatcroft Business Park for employment purposes will be permitted subject to design, amenity and transportation considerations;**
 - C. Transportation**
 - 5. Primary vehicular access should be provided off A606 Melton Road, and for bus and emergency vehicle only movement provided through Musters Road;**
 - 6. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development;**
 - 7. Improvements to walking and cycling facilities and public transport links through and beyond the site;**
 - 8. Implementation of a travel plan;**
 - 9. A financial contribution to a package of improvements for the A52 between the A6005 (QMC) and A46 (Bingham);**
 - D. Other Requirements**
 - 10. Sewage and off-site drainage improvements;**
 - 11. An appropriate sustainable drainage system;**
 - 12. The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements for Sharphill Wood and its environs;**
 - 13. Landscape buffers between the employment use and housing within the development;**
 - 14. The provision of or upgrade to sports areas and the provision of play areas, with necessary associated facilities, of an appropriate scale to meet the needs of the development;**

15. **Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;**
16. **Provision of a community park facility;**
17. **Provision of land, or contributions towards improved health facilities as appropriate to meet the needs of the development;**
18. **Provision of an on-site primary school and contributions towards Secondary School provision to serve the development;**
19. **Provision of a Community Hall of an appropriate scale to serve the new development should be provide;**
20. **Protect and / or enhance heritage assets within and surrounding the site; and**
21. **Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and / or a Community Infrastructure Levy in line with Policy 18.**

Justification

- 5.10.1. The development off Melton Road, Edwalton will create a Sustainable Urban Extension to West Bridgford and the wider Nottingham conurbation. The development will provide for around 1,800 new homes and a broad mix of house sizes and types will be required. The development will also include a small expansion to the existing Wheatcroft Business Park for employment and business related development.
- 5.10.2. The configuration of green space within the site should accommodate badger setts and provide for foraging paths that link to Sharpill Wood and the wider countryside. All green space should be maintained as open space into the future.

Development requirements and phasing

- 5.10.3. The parameters of the proposal and phasing requirements have been worked up through a masterplanning process. The indicative distribution of development is shown on Figure 26.1. Figure 26.1 and the Local Plan adopted policies map identifies the area of land removed from the Green Belt in 2014 and within which all new built development will take place. The extent of the allocation identified on the adopted policies map was previously subject to Policy 20 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 26 of this Plan.
- 5.10.4. As of April 2023, 1,273 new homes had been built and a further 439 new homes had detailed planning permission. The primary school, play and sports areas have been completed but some areas of green infrastructure, walking and cycling routes and the community hall are still to be delivered. It is anticipated that the almost all new housing development will completed by around 2031.
- 5.10.5. In respect of the up to four hectares of land on the southernmost part of the site identified for E(g) uses and other employment generating development, planning permission has been granted across most of this area for a mix of employment generating and retail developments; much of which has now been delivered.
- 5.10.6. Any structural planting should occur in advance of the commencement of each phase of the development. Each residential phase should require an appropriate mix of housing, including the integration of affordable housing.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	Discussions will be had on the remaining phases to ensure the delivery of appropriate transport infrastructure.
Utilities	Addressed within extant and future permissions.	N/A
Flooding and flood risk	Flood zone 1. Details have been agreed as part of the planning permissions.	Discussions will be had on the remaining phases to ensure any flooding risk, including from surface water, is addressed.
Health	The S106 agreement secures financial contributions to improve existing health care facilities.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Education	A primary school has been delivered on site (Rosecliffe Spencer Academy). There are capacity issues for secondary schools in West Bridgford. Contributions secured through the S106 agreement will be used to expand Rushcliffe Spencer Academy to provide additional secondary places.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Police Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Ambulance Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Fire and Rescue Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Waste Management	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.

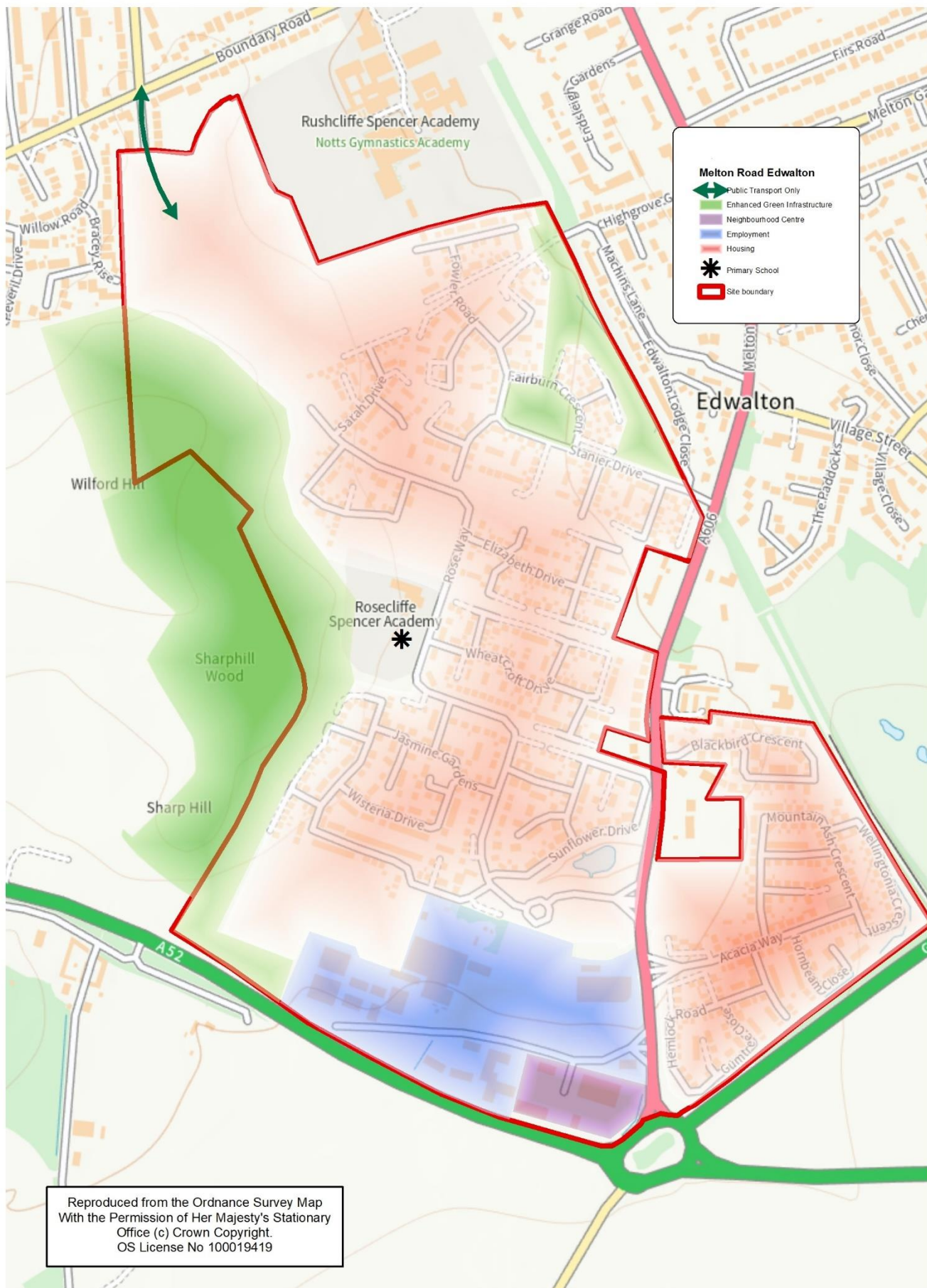
Development Consideration	Summary Assessment	Further work
Community Services	Community hall provision is required on site.	Planning permission has been secured for the community hall.
Green Infrastructure / Open Space	The site is adjacent to Sharphill Wood. The provision of new open space between the early development phases and the existing houses on Edwalton Lodge Close has been laid out. Additionally, a new community park has received planning permission.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement. Discussions will be had on the remaining phases to ensure a consistent approach to the delivery of open space and green infrastructure.
Contamination	Contamination has been dealt with via the outline and reserved matters planning permission.	Discussions will be had on the remaining phases to ensure any contamination is dealt with appropriately.
Heritage Assets	The site will not result in a loss of, or harm the significance of, any designated or non-designated heritage assets or its setting. There are no heritage assets within close proximity of the site.	Discussions will be had on the remaining phases to ensure there is minimal harm to any heritage asset.
Other	Outline planning permission has been received and phases of development have received reserved matters permission, with multiple phases either under construction or complete.	N/A

Implementation, delivery and monitoring

5.10.7. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 26	Net additional homes Additional services and facilities	Development Management decisions Timely review of SHLAA to manage sufficient housing supply

Figure 26.1



Policy 27: Strategic Allocation Land North of Bingham (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for housing of around 1,000 dwellings and an appropriate mix of E(g), B2 and B8 employment development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2041. The indicative distribution of the proposed uses is identified on Figure 27.1.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre, the area closer to Bingham town centre and along the new or enhanced public transport corridors serving the site;**
 - B. Employment**
 - 3. There should be the provision of around 15.5 Hectares of land for a mix of E(g), B2 and B8 employment development, with any B8 employment development being concentrated to the west of the site in proximity to the A46. The existing units within the boundary of the allocation to the east of the site should be retained;**
 - C. Neighbourhood Centre**
 - 4. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;**
 - 5. A community facility of an appropriate scale to serve the new development should be provided within or adjacent to the neighbourhood centre;**
 - D. Transportation**
 - 6. Improvements to walking and cycling links to the town centre and railway station and enhancements to public transport to serve the new development;**
 - 7. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development;**
 - 8. Implementation of a travel plan;**
 - E. Other Requirements**
 - 9. Sewage and off-site drainage improvements;**
 - 10. An appropriate sustainable drainage system;**
 - 11. The implementation of a flood mitigation scheme for Car Dyke;**
 - 12. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;**
 - 13. Provision of a community park to include Parsons Hill**

14. **Landscape buffers between the employment uses and housing within the development;**
15. **Provision of sports and play areas, with necessary associated facilities, of an appropriate scale to meet the needs of the development;**
16. **Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;**
17. **Provision of an on-site primary school and contributions towards improvements to Toot Hill School to serve the development;**
18. **Provision of contributions to improve local health facilities as appropriate to meet the needs of the development;**
19. **Provision of a new household waste and recycling centre on site;**
20. **Protect and / or enhance heritage assets within and surrounding the site;**
21. **Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and**
22. **Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and / or a Community Infrastructure Levy in line with Policy 18.**

Justification

- 5.11.1.** The development of land North of Bingham will create a new sustainable community with a mixed-use development of around 1000 new homes and around 15.5 hectares of employment uses. The distribution of the proposed uses is identified on the indicative masterplan.

Development requirements and phasing

- 5.11.2.** The indicative distribution of development is shown on Figure 27.1. Figure 27.1 and the Local Plan adopted policies map identifies the area of land within which all new built development will take place. The extent of the allocation identified on the adopted policies map was previously subject to Policy 21 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 27 of this Plan.
- 5.11.3.** Outline planning permission was granted for the site in 2013 and, as of June 2023, detailed planning permission has been granted for 1,050 dwellings.
- 5.11.4.** There is a phasing schedule for the development granted planning permission which indicates that the development will occur in five phases. Development is well progressed and, as of April 2023, 429 new homes have been built and the Car Dyke Flood Management Scheme has been implemented. It is anticipated that housing development on the site will be completed by 2028, and completion of the employment development is likely to take longer but before the end of the plan period.
- 5.11.5.** Construction of the neighbourhood centre and the provision of other necessary community facilities will be sought at an early stage in order to meet the needs of new residents, encourage their use and promote more sustainable travel habits.
- 5.11.6.** Subject to viability considerations, each phase will provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable

housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole.

- 5.11.7.** Because the site is separated from the rest of the town by the Nottingham to Grantham railway line, every effort should be made to improve and enhance connectivity between the site and the rest of Bingham, including access to the railway station and the town centre.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	N/A
Utilities	Addressed within extant permissions.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Flooding and flood risk	Planning permission has secured the delivery of a flood storage reservoir on the east of Chapel Lane (which has been constructed) along with the Car Dyke Management Scheme works (also complete) to alleviate flood risk on the site. In addition, two balancing ponds have been built within the site on the west side of Chapel Lane.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Health	The S106 agreement secures a financial contribution to provide two additional consulting rooms at the Bingham Health Facility.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Education	Bingham Primary School has opened within the site on land that was reserved for a school. Funding provision secured for the expansion of Toot Hill Academy (secondary school provision).	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Police Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Ambulance Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.

Development Consideration	Summary Assessment	Further work
Fire and Rescue Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Waste Management	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Community Services	Any community services have been agreed as part of the planning permissions.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Green Infrastructure / Open Space	The centre of the site is within 400 metres walking distance of areas of existing open space / balancing ponds that have been laid out as part of the ongoing residential development on both the east and west sides of Chapel Lane. The Car Dyke watercourse also runs west-east across the southern part of the site. This has been remodelled to create a meandering BGI corridor.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Contamination	Contamination has been dealt with as part of the planning permissions.	N/A
Heritage Assets	Impact on heritage assets has been dealt with as part of the planning permission.	N/A
Other	All phases of development have received detailed planning permission and delivery is underway.	N/A

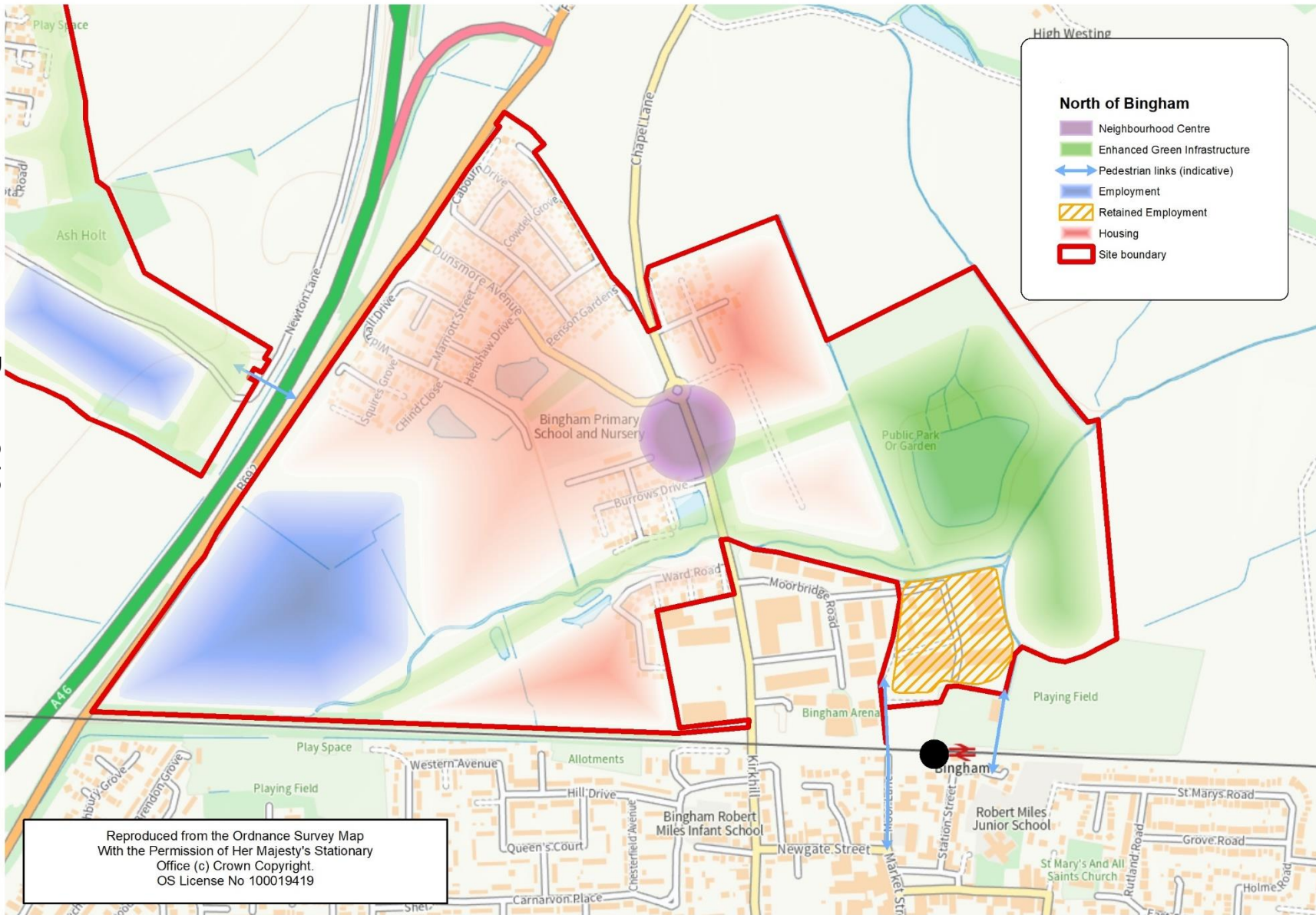
Implementation, delivery and monitoring

5.11.8. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 27	Net additional homes Net additional office space and employment land Additional services and facilities	Development Management decisions Annual review of SHLAA to manage sufficient housing supply

Figure 27.1

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Policy 28: Strategic Allocation Former RAF Newton (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for additional housing for around 530 dwellings, protection of existing B8 employment located within the former aircraft hangars, and the provision of additional employment land for E(g), B2 and B8 purposes. In addition, a primary school, community centre, public open space and other facilities as appropriate.**
- 2. The indicative distribution of the proposed uses is identified on Figure 28.1.**
- 3. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre and along the bus corridor;**
 - B. Employment**
 - 3. The retention of the existing hangars for employment purposes and the provision of around 6.5 hectares of additional land for E(g), B2 and B8 purposes;**
 - C. Neighbourhood Centre**
 - 4. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;**
 - 5. A Village Hall of an appropriate scale to serve the new development, also taking into account the existing development of 165 dwellings should be provided within or adjacent to the Neighbourhood Centre;**
 - D. Transportation**
 - 6. Vehicular access should be provided off the new link road to the A46 to serve the additional housing and employment proposals, with access to non-Heavy Goods Vehicles provided through Wellington Avenue;**
 - 7. Improvements to road infrastructure including the widening of the new link road to the A46 – which must be carried out prior to use of the new employment development;**
 - 8. Improvements to walking, cycling and public transport links and services including a foot and cycleway bridge over A46 providing a direct connection to Bingham;**
 - 9. Improvements to road infrastructure necessary to mitigate adverse impacts and serve the new development;**
 - 10. The implementation of a travel plan;**
 - E. Other Requirements**
 - 11. Sewage and off-site drainage improvements;**
 - 12. An appropriate sustainable drainage system;**
 - 13. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;**

14. **Implementation of a landscape and ecology management plan.**
15. **Development of sports pitches with associated changing facilities and children's play space of an appropriate scale to meet the needs of the development;**
16. **Provision of or contribution to indoor leisure facilities of an appropriate scale to meet the needs of the development;**
17. **Provision of an on-site primary school to serve the new development;**
18. **Provision of contributions to improve local health facilities as appropriate to meet the needs of the development;**
19. **Protect and / or enhance heritage assets within and surrounding the site;**
20. **Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and**
21. **Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and / or a Community Infrastructure Levy in line with Policy 18.**

Justification

- 5.12.1.** The former RAF Newton is a large site in need of regeneration. It closed as an airbase in 2000 and much of the site had become run down and derelict over the subsequent years. The redevelopment is required to be comprehensive and coordinated and should follow the principles of sustainable development, with an appropriate mix of uses and scale of development. It is appropriate that existing residents of Newton benefit from the provision of additional facilities, which the current village lacks, which should come from the comprehensive redevelopment of the site.

Development Requirements and Phasing

- 5.12.2.** The indicative distribution of development is shown on Figure 28.1. Figure 28.1 and the Local Plan adopted policies map identifies the area of land within which all new built development will take place. The extent of the allocation identified on the adopted policies map was previously subject to Policy 22 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 28 of this Plan.
- 5.12.3.** Phase 1 of the development, which consists of the use of the former hangars for employment purposes the demolition of 65 former officers' houses and the building of 165 new homes was implemented some years ago.
- 5.12.4.** Phase 2 has detailed planning permission for 528 new homes and, as of April 2023, 115 of these had been built. Phase 3 should contain the additional employment development to the west of the site. Phase 4 should contain the additional employment provision within the eastern part of the site. Detailed planning permission for the majority employment provision has now been granted. The additional employment development is expected to occur in the latter phases of the development when the access road to the A46 can be widened to accommodate heavy goods vehicles.
- 5.12.5.** Every effort should be made to improve direct access to Bingham over the A46 for pedestrians and cyclists in order to maximise sustainable travel patterns. This may involve the provision of a bridge over the A46 between the site and the strategic

allocation at Land North of Bingham. Close cooperation will be required on all detailed infrastructure matters in the development of Former RAF Newton and Land North of Bingham, given their proximity to each other and to take account of potential cumulative impacts arising from the two developments.

- 5.12.6.** It is anticipated that all housing should be delivered by 2028 and completion of the employment development may take longer but before the end of the plan period. Development rates on the site will be monitored and reviewed in order to ensure that the delivery of housing is achieved. Where necessary, phasing schedules and development requirements may be revised following negotiation and agreement between the Borough Council, the developer, other stakeholders and statutory consultees as appropriate.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	N/A
Utilities	Addressed within future permissions.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Flooding and flood risk	Details have been agreed as part of the planning permissions.	N/A
Health	The Infrastructure Delivery Plan confirms a surplus in provision for primary healthcare. Additional services in acute healthcare might be required to support potential growth. The S106 agreement secures financial contributions to improve local healthcare facilities.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Education	The Infrastructure Delivery Plan indicates that there are capacity issues for primary schools in East Bridgford (the closest location). Primary school sites reserved within both the Bingham and Newton strategic allocations may be capable of further development. Depending on the scale of these new schools an additional school may be required.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Police Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions

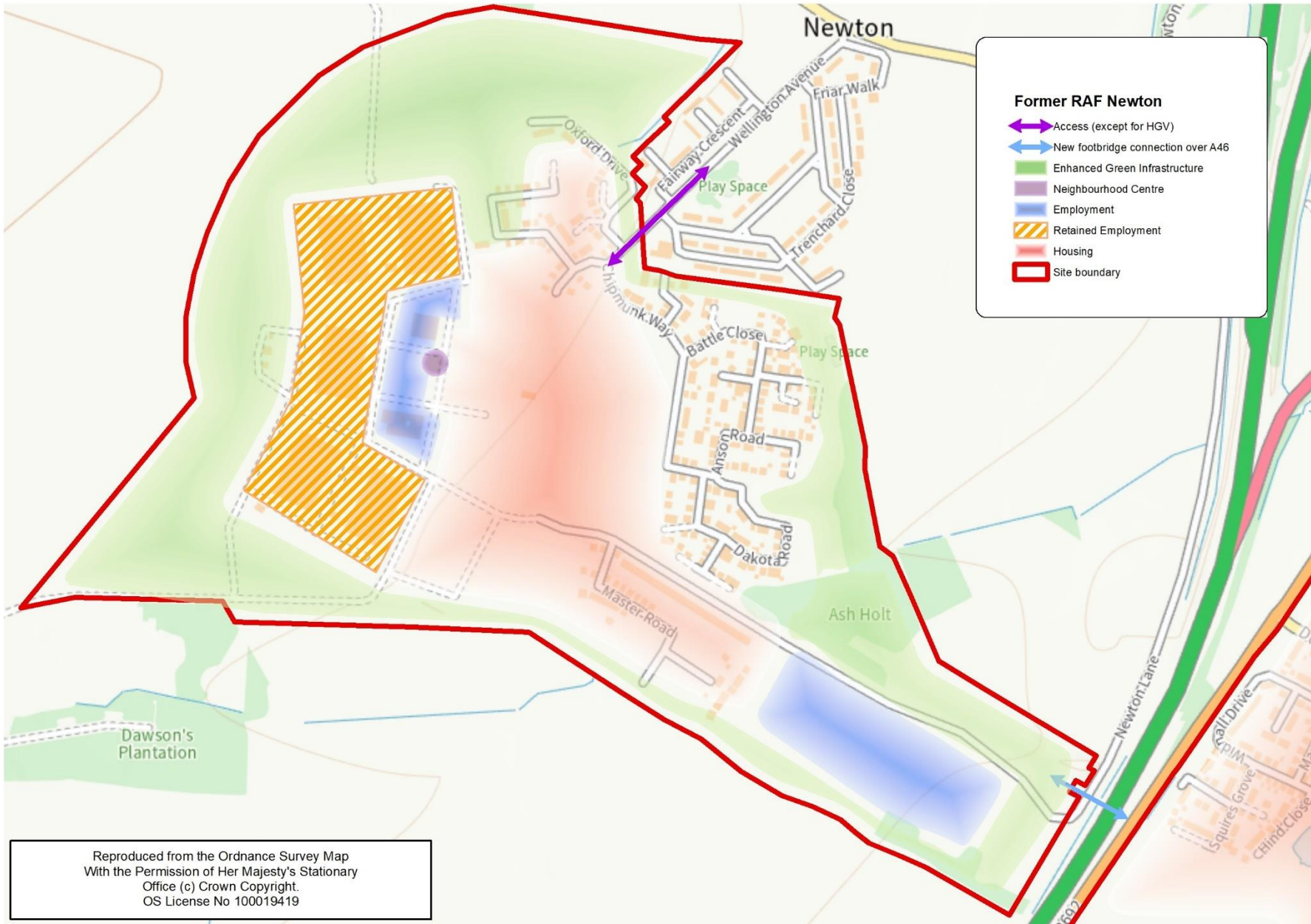
Development Consideration	Summary Assessment	Further work
		and any contributions secured via the S106 agreement.
Ambulance Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Fire and Rescue Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Waste Management	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Community Services	Any community services have been agreed as part of the planning permissions.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Green Infrastructure / Open Space	The site is in close proximity of the A46, a national cycle route and BGI corridor (identified in the Greater Nottingham BGI Strategy).	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Contamination	Contamination has been dealt with via the outline and reserved matters planning permissions.	All detail has been agreed as part of the planning permissions.
Heritage Assets	There are no designated heritage assets within the site that would be affected by the development.	All detail has been agreed as part of the planning permissions.
Other	All phases of residential development have received detailed planning permission and delivery is underway.	N/A

Implementation, delivery and monitoring

5.12.7. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 28	<p>Net additional homes</p> <p>Net additional office space and employment land</p> <p>Additional services and facilities</p>	<p>Development Management decisions</p> <p>Annual review of SHLAA to manage sufficient housing supply</p>

Figure 28.1



Policy 29: Strategic Allocation Former Cotgrave Colliery (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for housing for around 460 dwellings and the provision of around 4.5 hectares of E(g), B2 and B8 employment development, all of which will be constructed within the plan period to 2041. The distribution of the proposed uses is identified on Figure 29.1.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing will be provided on the site, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved along the strategic bus corridor and lower densities where housing borders the Country Park;**
 - B. Employment**
 - 3. There should be provision of around 4.5 hectares of employment development to the north east of the site providing a mix of E(g), B2 and B8 uses;**
 - C. Transportation**
 - 4. Vehicular access should be provided onto both Hollygate Lane and to the north onto Stragglethorpe Road;**
 - 5. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development;**
 - 6. Improvements to walking, cycling and public transport links through and beyond the site, including a designated bus service, linkages to Cotgrave Country Park and the provision of a footbridge over the Grantham Canal;**
 - 7. The production and implementation of a travel plan;**
 - D. Other Requirements**
 - 8. Sewage and off-site drainage improvements;**
 - 9. An appropriate sustainable drainage system;**
 - 10. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;**
 - 11. Provision of suitable mitigation measures to compensate for the loss of any wildlife interests on the site;**
 - 12. Creation of landscape buffers between the employment use and housing within the development;**
 - 13. The creation of a landscape buffer between the proposed development and the surrounding area. The landscape buffer will be broadly in line with what is shown on the indicative masterplan;**
 - 14. The protection of the Grantham Canal corridor;**
 - 15. Provision of play areas of an appropriate scale to meet the needs of the development;**

16. **Provision of, or contribution towards outdoor sports facilities of an appropriate scale;**
17. **Provision of contributions to improve local health facilities as appropriate to meet the needs of the development;**
18. **Provision of contributions towards improvements to primary schools within Cotgrave to accommodate the new development;**
19. **The provision of a waste and recycling point to serve the new residential development;**
20. **Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and**
21. **Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development at the site or neighbourhood level will be secured through Planning Obligations and / or a Community Infrastructure Levy in line with Policy 18.**

Justification

- 5.13.1.** The redevelopment of the former Cotgrave Colliery has been one of a number of regeneration challenges across Greater Nottingham. As of April 2023, all housing development had been completed, with the delivery of 463 new homes. In addition, around 2.5 hectares of employment land has been delivered at Colliers Business Park. The provision of the remaining 2 hectares of employment on the site should contribute towards minimising the amount of out-commuting from Cotgrave, whilst providing for a balance of new employment.

Development Requirements and Phasing

- 5.13.2.** The indicative distribution of development is shown on Figure 29.1. Figure 29.1 and the Local Plan adopted policies map identifies the area of land within which all new built development will take place. The extent of the allocation identified on the adopted policies map was previously subject to Policy 23 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 29 of this Plan.
- 5.13.3.** As part of the outline planning permission a Section 106 legal agreement was produced to ensure that all of the development requirements outlined within this policy will be met.
- 5.13.4.** Green infrastructure has been developed in tandem with the built development, including improvements along the Grantham Canal and habitat creation within Cotgrave Country Park.
- 5.13.5.** Given the site's location, connectivity and accessibility to and from the development to the town centre and the wider area has been improved in order to provide the opportunity for sustainable travel patterns. This has been in the form of improvements to pedestrian routes, and a bus service serving the site. A new footbridge over the canal will also be constructed.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	Discussions will be had on the remaining phase to ensure the delivery of appropriate transport infrastructure.
Utilities	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	Discussions will be had on the remaining phase to ensure the delivery of appropriate utilities.
Flooding and flood risk	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	N/A
Health	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement	N/A
Education	Details have been agreed as part of the planning permissions and any contributions secured via the S106 agreement.	N/A
Police Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Ambulance Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Fire and Rescue Services	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Waste Management	No known abnormal requirements.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.
Community Services	Any community services have been agreed as part of the planning permissions.	N/A
Green Infrastructure / Open Space	Open space and green infrastructure delivered as part of the planning applications, including strengthening connections to the Grantham Canal and Cotgrave Country Park.	All detail has been agreed as part of the planning permissions and any contributions secured via the S106 agreement.

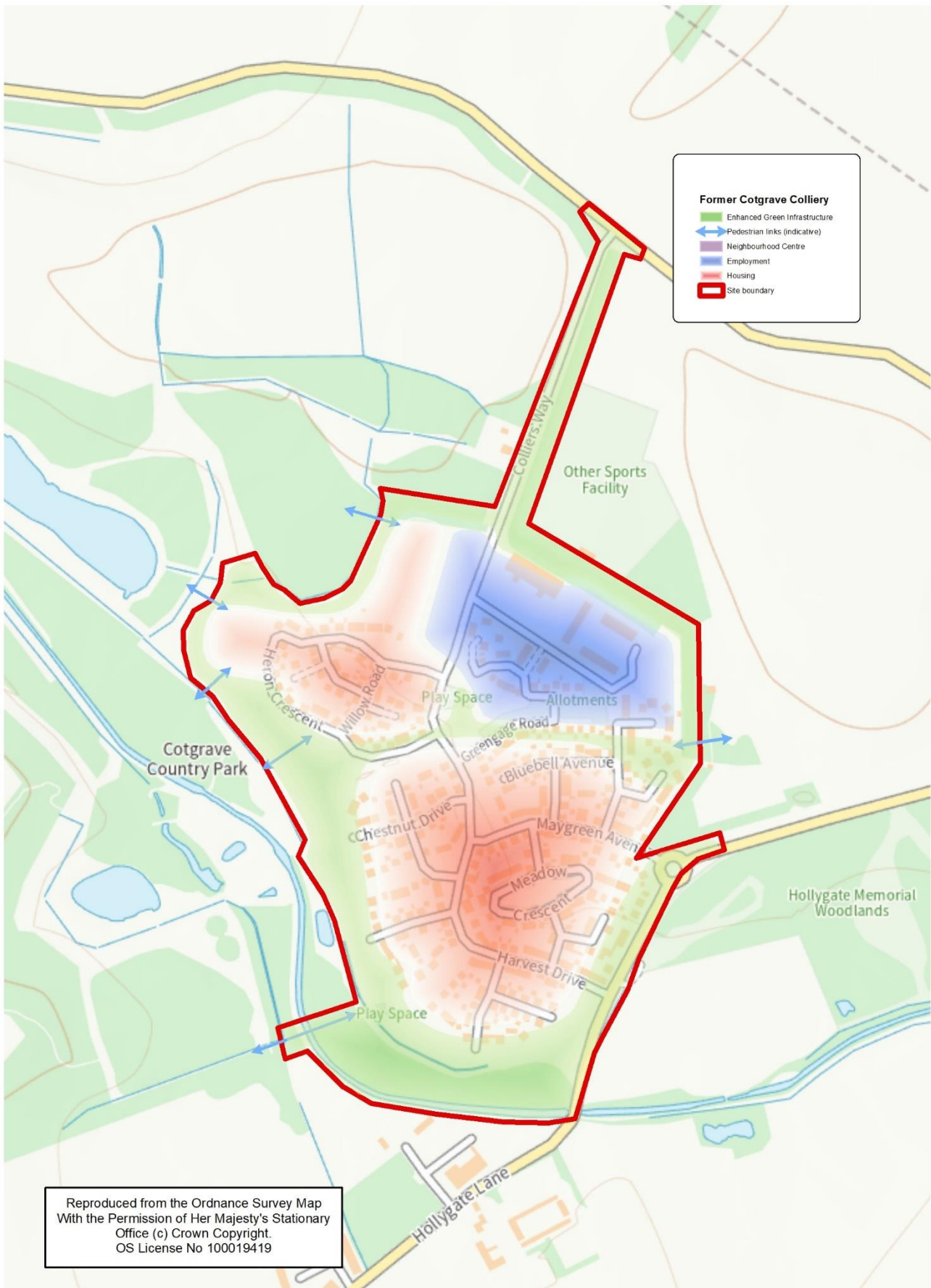
Development Consideration	Summary Assessment	Further work
Contamination	All detail has been agreed as part of the planning permissions.	N/A
Heritage Assets	All detail has been agreed as part of the planning permissions.	N/A
Other	The residential element of this site has been delivered. There remains an element of the employment to be delivered.	N/A

Implementation, delivery and monitoring

5.13.6. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 29	Net additional office space and employment land Additional services and facilities	Development Management decisions Annual review of SHLAA to manage sufficient housing supply

Figure 29.1



Policy 30: Strategic Allocation South of Clifton (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for mixed-use development including around 3,000 dwellings, around 20 hectares of employment development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2041. The design and layout of the proposal will be determined through a masterplanning process. The development shall be appropriately phased to take into account improvements to the A453 and completion of the NET extension to Clifton. The indicative distribution of the proposed uses is identified on Figure 30.1.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing types, size and tenure taking into account the existing mix of adjoining and nearby areas of housing, including seeking through negotiation to secure up to 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre;**
 - 3. In accordance with Policy 9 appropriate provision should be made for Gypsy and Traveller accommodation;**
 - B. Employment**
 - 4. There should be provision of around 20 hectares of employment land to provide for a wide range of local employment opportunities where appropriate. Training opportunities should be provided for as part of the development;**
 - C. Neighbourhood Centre**
 - 5. A neighbourhood centre of an appropriate scale should be provided to serve the proposed development;**
 - 6. Community facilities and retail development of an appropriate scale will be provided to serve the new development. On site community facilities should primarily be located within or adjacent to the neighbourhood centre. Where appropriate, enhancements to existing community facilities within Clifton and within other adjacent villages will be explored as an alternative;**
 - D. Transportation**
 - 7. Measures as necessary to improve the proposed A453 Mill Hill and Crusader roundabouts;**
 - 8. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development, and potential expansion of the Nottingham Express Transit (NET) Park and Ride facility if necessary;**
 - 9. The provision of a safeguarded route to allow for the possible future extension of the NET through the site and further to the south;**
 - 10. Measures as necessary to minimise traffic impacts through Gotham and Ruddington villages;**

11. Improvements to walking, cycling and public transport links through and beyond the site, including enhancements where necessary to existing bus services linking in with the NET terminus;
12. Implementation of a travel plan;
13. A financial contribution to a package of improvements for the A52 between the A6005 (QMC) and A46 (Bingham);

E. Other Requirements

14. Sewage and off-site drainage improvements;
15. An appropriate sustainable drainage system;
16. A high quality built environment, to create a distinctive character that relates well to the surroundings, which gives consideration of the most appropriate sustainable methods of construction;
17. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
18. The creation of significant Green Infrastructure areas and buffers, particularly on the southern and eastern boundaries of the site to contribute to the creation of a permanent defensible Green Belt boundary. Green corridors should also be created through the site linking feature such as the Heart Leas and Drift Lane plantations;
19. Protect and / or enhance heritage assets within and surrounding the site;
20. Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and
21. New or expanded educational, outdoor sports and leisure, health, community, faith, cultural and youth facilities as required by the scale of the development, which is planned in such a way to integrate existing and new communities. Provision or expansion of facilities will be secured through Planning Obligations and / or a Community Infrastructure Levy in line with Policy 18.

Justification

- 5.14.1. The development to the south of Clifton (known as Fairham Pastures) will create a Sustainable Urban Extension to the Nottingham conurbation. The development will provide around 3,000 new homes and around 20 hectares of employment land when completed.
- 5.14.2. The northern part of the site will contains the NET terminus and Park and Ride. Finally, in order to provide the greatest possible mitigation against the impact of development across the whole of the site, significant parts should be retained and enhanced as areas of Green Infrastructure, in particular along the eastern, southern and western boundaries to provide a softer edge. This will help create a boundary to the site that is more defensible in Green Belt terms than is the case for with the current hard edge of Clifton.
- 5.14.3. In order to provide the greatest possible mitigation against the impact of development across the whole of the site, significant parts should be retained and enhanced as areas of Green Infrastructure, in particular along the eastern, southern and western

boundaries to provide a softer edge. This will help create a boundary to the site that is defensible in Green Belt terms.

- 5.14.4.** Given the site's strategic position, proximity to Clifton and relative transport accessibility advantages, it is important that employment uses should also be provided in this location. The emphasis should be on the provision of local employment opportunities to serve residents of the development and the existing communities.
- 5.14.5.** The focus for employment will be adjacent to the A453. Adjacent to where the NET terminus and Park and Ride is located, is the most elevated part of the site. It is important that new development in this location is not unduly elevated, so as to avoid being overly dominant in the surrounding landscape. It is also expected that all employment buildings should be sympathetically designed in terms of scale, massing and height so as to minimise impact on the wider landscape and on existing communities.
- 5.14.6.** Whilst the allocation lies within Rushcliffe, it is adjacent to Clifton which is administered by Nottingham City Council and is part of the Nottingham conurbation. In order to minimise the impact of the development, and in order to ensure that the development provides as much benefit to the local communities within its vicinity, the allocation will be subject to a masterplanning process. Close cooperation on this process will be required between the City and Borough Councils, infrastructure providers, parish councils and neighbourhood forums, to agree the type of social, physical and economic infrastructure that is required to support an integrated development of the site.
- 5.14.7.** It is important that development does not prevent the possibility of the NET line being extended into the site and even through it in order to allow access further to the south at some point in the future. Both design and layout will therefore need to accommodate scope for future extension to take place. A safeguarded route will only be unnecessary if it can be demonstrated that there is no realistic prospect of a future NET extension due to viability or feasibility reasons.

Development Requirements and Phasing

- 5.14.8.** Outline planning permission was granted for the site in 2019 and the parameters of the proposal and phasing requirements have been worked up through a masterplanning exercise. The permitted distribution of development is shown on Figure 30.1. It is anticipated that there will be four phases of the development.
- 5.14.9.** Figure 30.1 and the Local Plan adopted policies map identifies the area of land within which all new built development will take place. The extent of the allocation identified on the adopted policies map was previously subject to Policy 24 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 30 of this Plan.
- 5.14.10.** Preliminary infrastructure works to support the residential and other uses on the site have been completed, including the construction of highways, drainage, an electricity sub-station and some initial landscaping work. As of April 2023, detailed planning permission for 428 homes had been granted and their construction had commenced. In addition, detailed planning permission for around nine hectares of employment land had been granted and construction of a number of employment buildings was well underway. Any further structural planting should occur in advance of the commencement of further phases of development. Given the scale and nature of the site, it is also anticipated that the entire scheme will be deliverable within the plan period as more than one phase of development should be able to run concurrently.

- 5.14.11. Each phase containing residential development should provide for an appropriate mix of housing, including the integration of affordable housing. Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Access to the strategic road network will be achieved via the tram stop roundabout on the A453 and via Nottingham Road. Strategic infrastructure has been provided to serve the whole site including spine roads and services.	Outline planning permission has been granted and contributions secured via the S106 agreement. Discussions will be had on the emerging phases of development to ensure the delivery of appropriate transport infrastructure.
Utilities	Addressed within extant and future permissions.	Further dialogue as detailed proposals emerge.
Flooding and flood risk	The site lies within flood zone 1. Land adjacent to the site is identified as being within flood zone 2 and 3.	Outline planning permission has been granted. Discussions will be had on the emerging phases of development to ensure that flood risk will be appropriately addressed.
Health	The S106 agreement reserves part of the site for a new health care facility in addition to financial contributions.	Outline planning permission has been granted and contributions secured via the S106 agreement. Further discussions will be had as detailed proposals emerge.
Education	There is a need for increased capacity for secondary school places within the East Leake catchment area. The outline planning permission requires the on-site provision of a primary school, within the centre of the strategic allocation.	Outline planning permission has been granted and contributions secured via the S106 agreement.
Police Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further discussions as detailed proposals emerge.

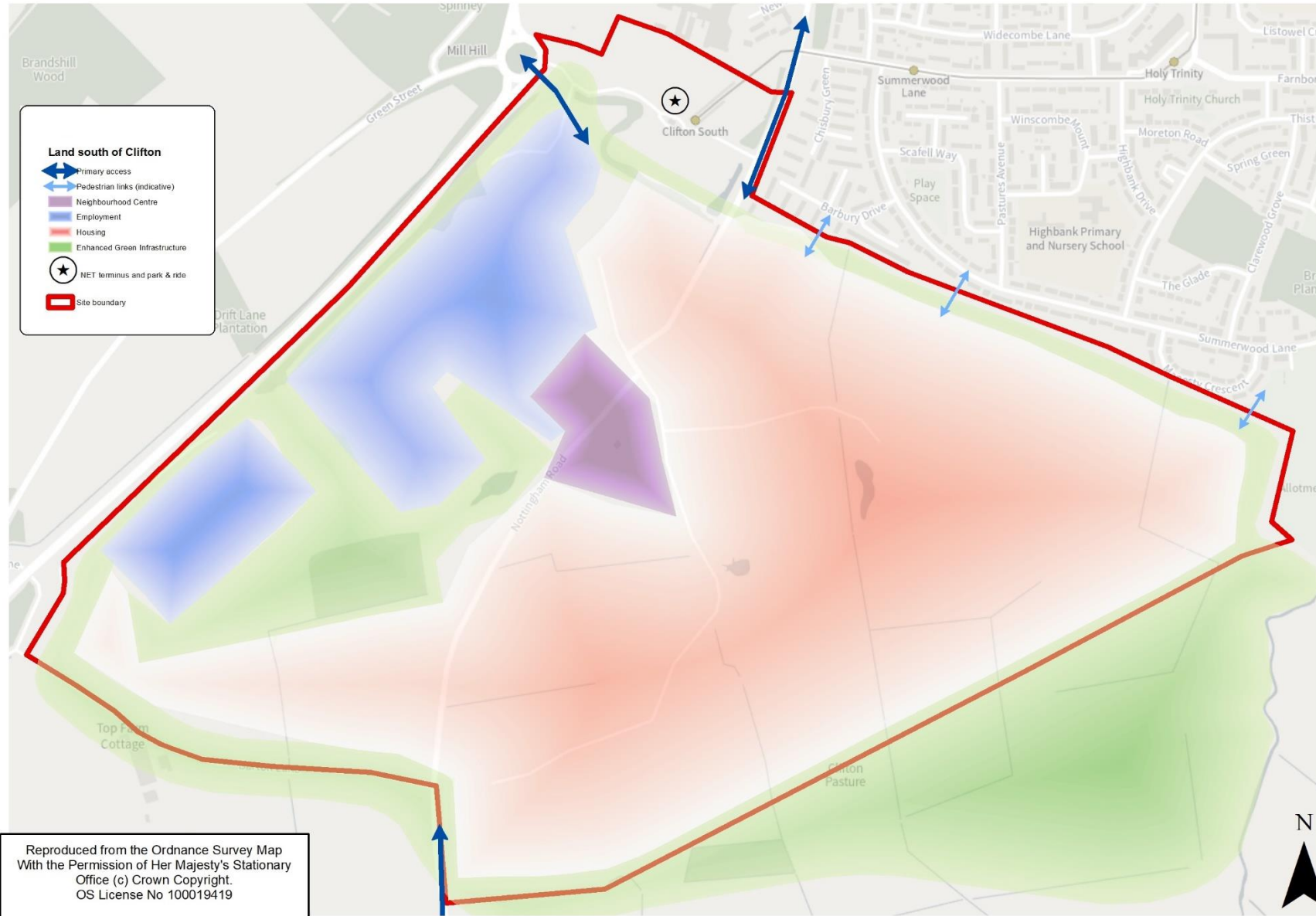
Development Consideration	Summary Assessment	Further work
Community Services	To be confirmed.	Outline planning permission has been granted and contributions secured via the S106 agreement. Further discussions as detailed proposals emerge.
Green Infrastructure / Open Space	The Fairham Brook BGI network and Biodiversity Opportunity Focal Area is adjacent to the site. Outline planning permission focus on the multifunctional BGI along the Fairham Brook and its environs.	Outline planning permission has been granted and contributions secured via the S106 agreement. Discussions will be had on the remaining phases to ensure a consistent approach to the delivery of open space and green infrastructure.
Contamination	Contamination has been dealt with via the outline and reserved matters planning permission.	Discussions will be had on the remaining phases to ensure any contamination is dealt with appropriately.
Heritage Assets	The site will not result in a loss of, or harm the significance of, any designated or non-designated heritage assets or its setting. There are no heritage assets within close proximity of the site.	Discussions will be had on the remaining phases to ensure there is minimal harm to any heritage asset.
Other	Site has outline planning permission, with two phases of residential development granted reserved matters and multiple phases of employment development granted reserved matters and are under construction or complete.	N/A

Implementation, delivery and monitoring

5.14.12. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 30	Net additional homes Net additional office space and employment land Additional services and facilities	Supplementary Planning Documents (e.g. masterplans) Development Management decisions Annual review of SHLAA to manage sufficient housing supply

Figure 30.1



Policy 31: Strategic Allocation East of Gamston / North of Tollerton (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for mixed-use development including around 4,000 dwellings, around 15 hectares of employment development, a neighbourhood centre and other community facilities as appropriate. The design and layout of the entire site will be determined through a comprehensive masterplanning and design code process. The final design, layout and quantum of development shall take full account of heritage assets and their setting. The development shall be appropriately phased to take into account provision of necessary infrastructure, including improvements to the highway along the A52 and public transport network. The indicative distribution of the proposed uses is identified on Figure 31.1.**
- 2. The development will be subject to the following requirements:**
 - A. Housing**
 - 1. A mix of housing types, size and tenure taking into account the existing mix of adjoining and nearby areas of housing, including seeking through negotiation to secure 30% affordable housing. The affordable housing should be phased through the development;**
 - 2. The development should make efficient use of land. New residential development should seek to achieve an average net density of at least 30 dwellings to the hectare. Higher densities should be achieved close to the neighbourhood centre, except where this would adversely affect heritage assets and their setting;**
 - 3. In accordance with Policy 9 appropriate provision should be made for Gypsy and Traveller accommodation;**
 - B. Employment**
 - 4. There should be provision of around 15 hectares of employment land to provide for a wide range of employment opportunities where appropriate. Training opportunities should be provided for as part of the development;**
 - C. Neighbourhood Centre**
 - 5. A neighbourhood centre, including public open space, of an appropriate scale should be provided to serve the proposed development;**
 - 6. Community facilities and retail development of an appropriate scale will be provided to serve the new development. On site community facilities should primarily be located within or adjacent to the neighbourhood centre;**
 - D. Transportation**
 - 7. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development, including improvements to the A52 Gamston Lings Bar Road;**
 - 8. Measures as necessary to directly access the A52 Gamston Lings Bar Road and to minimise traffic impacts through Tollerton village;**
 - 9. Improvements to public transport links through and beyond the site, including where necessary enhancements to existing bus services;**

10. Improvements to walking and cycling links through and beyond the site, including to enable convenient and safe travel between the site and existing Gamston area;
11. Implementation of a travel plan;
12. A financial contribution to a package of improvements for the A52 between the A6005 (QMC) and A46 (Bingham);

E. Heritage Assets

13. The production and implementation of a heritage strategy. The heritage strategy will provide a detailed analysis of the significance of heritage assets, including the contribution made by their setting, which will be used to inform the design and layout of the scheme. It will also outline how the proposed development will provide for the protection and / or enhancement of heritage assets and their setting, and include a mitigation strategy;

F. Other Requirements

14. Sewage and off-site drainage improvements;
15. An appropriate sustainable drainage system;
16. A high quality built environment, including public spaces, to create a distinctive character that responds positively to the site, relates well to the surroundings, and gives consideration to the most appropriate sustainable methods of construction;
17. The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
18. The creation of significant Green Infrastructure areas and buffers, particularly on the southern and northern boundaries to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield. An enhanced Green corridor should also be created along the Grantham Canal; and
19. Provision of an on-site secondary school and primary schools to serve the development;
20. Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and
21. New or expanded outdoor sports and leisure, health, community, faith, cultural and youth facilities as required by the scale of the development, which is planned in such a way to integrate existing and new communities. Provision or expansion of facilities will be secured through Planning Obligations in line with Policy 18.

Justification

- 5.15.1. The strategic allocation at land East of Gamston / North of Tollerton is the largest strategic site in the Local Plan. This location is identified as a strategic site in line with the Spatial Strategy contained within Policy 3, which focuses development in and around the Nottingham conurbation where it falls within or adjoins Rushcliffe Borough and, to a lesser extent, Key Settlements within Rushcliffe, and in locations that are regeneration priorities.

- 5.15.2.** A broad assessment of viability has been completed for this site. The assessment identifies that there are no identified costs which would prevent the development of this strategic allocation. While there is a need to undertake further work to finalise and refine infrastructure requirements for this major strategic site, it is not expected that the outcome of this work will significantly alter the costs assumed for this development to the extent that this would affect the site's viability.
- 5.15.3.** The Council's view is that the existing Tollerton airport, the majority of which is a brownfield land resource, should be included in the allocated area. Its continued use as an operational airfield would be incompatible with the delivery of large-scale housing development in this locality. The need for the homes that will be delivered on site is considered of overriding importance and sufficient to justify the airfield's closure.
- 5.15.4.** It is also important that the integrity of Bassingfield and Tollerton as distinct settlements should be protected as far as possible. As such, the creation of significant Green Infrastructure areas and buffers, particularly on the southern and northern boundaries are important in order to contribute to the creation of permanent defensible Green Belt boundaries between the development and Bassingfield and Tollerton.
- 5.15.5.** There are 17 listed pill boxes in and around Tollerton airfield. National planning policy seeks to avoid significant adverse impacts on heritage assets where at all possible. The inclusion of the airfield within the allocated area is the right approach having considered the availability and sustainability of all alternative options. Therefore, some potential harm to the listed buildings and / or their setting is unavoidable. While this is the case, it is still necessary to lessen and mitigate against adverse impacts as far as possible. It is likely that the level of development achievable on the airfield land will be less than might otherwise be the case. A Heritage Strategy will be produced to inform the approach to the design and layout of the scheme and to help determine an appropriate package of mitigation measures. These should consider the repair of the pillboxes and a management plan for their on-going maintenance and protection, open space, interpretation and a heritage trail.
- 5.15.6.** The site will be able to deliver around 4,000 new homes in total but with expected delivery of around 2,700 homes by 2041 and the rest beyond the plan period. The total number of homes that the site is able to accommodate will be established as part of on-going detailed design work for the site. This will take into account particular site requirements, including to appropriately mitigate impacts on the 17 listed pill boxes within or adjacent to the site, to achieve a suitable layout and density of development and to provide for strategic green infrastructure, particularly around the perimeters of the site and in the vicinity of the Grantham Canal.
- 5.15.7.** The Council expects that there should be a comprehensive masterplan and development framework for the site as a whole and for its entire development. To meet this requirement, the Council is preparing a site-wide masterplan and development framework for the allocated site which will be adopted as a Supplementary Planning Document (SPD) or Supplementary Plan (SP). The document will coordinate and guide individual developments and their relevant planning applications across the site.
- 5.15.8.** There are a number of challenges in relation to development in this location, including difficulties in potentially connecting with Gamston to the west. There are significant physical barriers (not least the A52 which separates the two areas) to overcome in terms of connectivity to Gamston. Therefore, securing the best possible physical linkages with existing built areas is critical to the integration of new and existing communities. Enhanced links will allow the new community to more easily access off-

site facilities and services. Conversely, it is even more important that existing communities are able to benefit from easy access to those new services and facilities that will be delivered to support the site's new community.

- 5.15.9.** Earlier transport assessment work undertaken to look at the likely cumulative effects of proposed development within Rushcliffe and the wider Greater Nottingham area has been used to identify that there will need to be direct improvements to the A52 in order to accommodate development. Primary access for the site is, at present, expected to be achieved by two individual accesses directly onto the A52 Gamston Lings Bar Road, one of which allows connection to Ambleside within Gamston. Exact access arrangements and the timing of delivery will be determined through the masterplanning process and more detailed transport assessment work.
- 5.15.10.** Also in the immediate locality, the A52 Lings Bar Road may need to be widened to dual two lane carriageway standard between the A52 / Ambleside junction and the approach to the A52 / A606 Wheatcroft roundabout, and modified between the A52 / Ambleside junction and the A52 / A6011 to assist in accommodating development on this strategic allocation, in addition to other identified A52 junction improvements. These and other measures will be delivered through a combination of funding mechanisms including by direct provision by developers, through developer contributions (planning obligations and / or Community Infrastructure Levy), and through public funding. The cost, phasing and funding of road improvements requires further detailed work as more detail in relation to the site's development is established. In addition, the Borough Council will work in partnership with National Highways and local highway authorities and the developers / landowners to finalise phasing and funding arrangements.
- 5.15.11.** At present, it is envisaged that the focus for employment will be adjacent to the A52 and some provision adjacent to the existing employment development on the site. The site is expected to accommodate around 15 hectares of employment land.
- 5.15.12.** New retail development will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres. It is appropriate therefore that any retail development proposals are supported by a retail impact assessment to consider the implications of the neighbourhood centre on existing retail centres.

Development Requirements and Phasing

- 5.15.13.** The parameters of the proposal and phasing requirements will be worked up through the masterplanning exercise, taking into account those matters set out above. The delivery of development will be dependent on the progression of A52 and associated other highway improvements.
- 5.15.14.** The indicative distribution of development is shown on Figure 31.1. While Figure 31.1 forms the starting point for how development might be distributed, the final outcomes could be somewhat different following the considerations of relevant matters in more detail through the masterplanning process. Figure 31.1 and the Local Plan adopted policies map identifies the area of land removed from the Green Belt and within which all new built development will take place. However, areas outside of this are likely to be required as part of enhanced Green Infrastructure and should form part of any development scheme. The extent of the allocation identified on the adopted policies map was previously subject to Policy 25 of the Rushcliffe Local Plan Part 1: Core Strategy and is now subject to Policy 31 of this Plan.

- 5.15.15.** Any structural planting should occur in advance of the commencement of each phase of development. Development will be substantially completed by the end of the plan period as more than one phase of development should be able to run concurrently, but given the scale and nature of the site the scheme will not be completely deliverable within the plan period.
- 5.15.16.** Subject to viability considerations, each phase should provide for an element of affordable housing to ensure a steady delivery through the lifetime of the development. Affordable housing provision will be adequately mixed and distributed amongst the various parcels and development as a whole. Accommodating the needs of an ageing population is particularly important, given that the age profile in the surrounding area of Rushcliffe is markedly older than the national average.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	Major infrastructure works are required. Highways modelling has identified improvements required to the strategic road network together with mitigation measures. Proportionate cost on development will be required to fund mitigation measures.	Further discussions required as the separate applications progress to ensure a holistic approach is reached. Any contributions will be secured through a S106.
Utilities	No abnormal costs identified.	Further discussions required as detailed proposals emerge.
Flooding and flood risk	The eastern edge of the site is located in flood zone 2 and 3. Parts of the site are at risk of surface water flooding.	Further discussions required as the separate applications progress to ensure a holistic approach is reached.
Health	It is expected that there will need to be a new health facility on site or contributions towards off-site provision.	Further discussions required as the separate applications progress to ensure a holistic approach is reached. Any contributions will be secured through a S106.
Education	It is expected that two primary schools will be delivered on site. There are capacity issues for secondary schools within West Bridgford and a new secondary school is expected on site.	Further discussions required as the separate applications progress to ensure a holistic approach is reached. Any contributions will be secured through a S106.
Police Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further discussions as detailed proposals emerge.

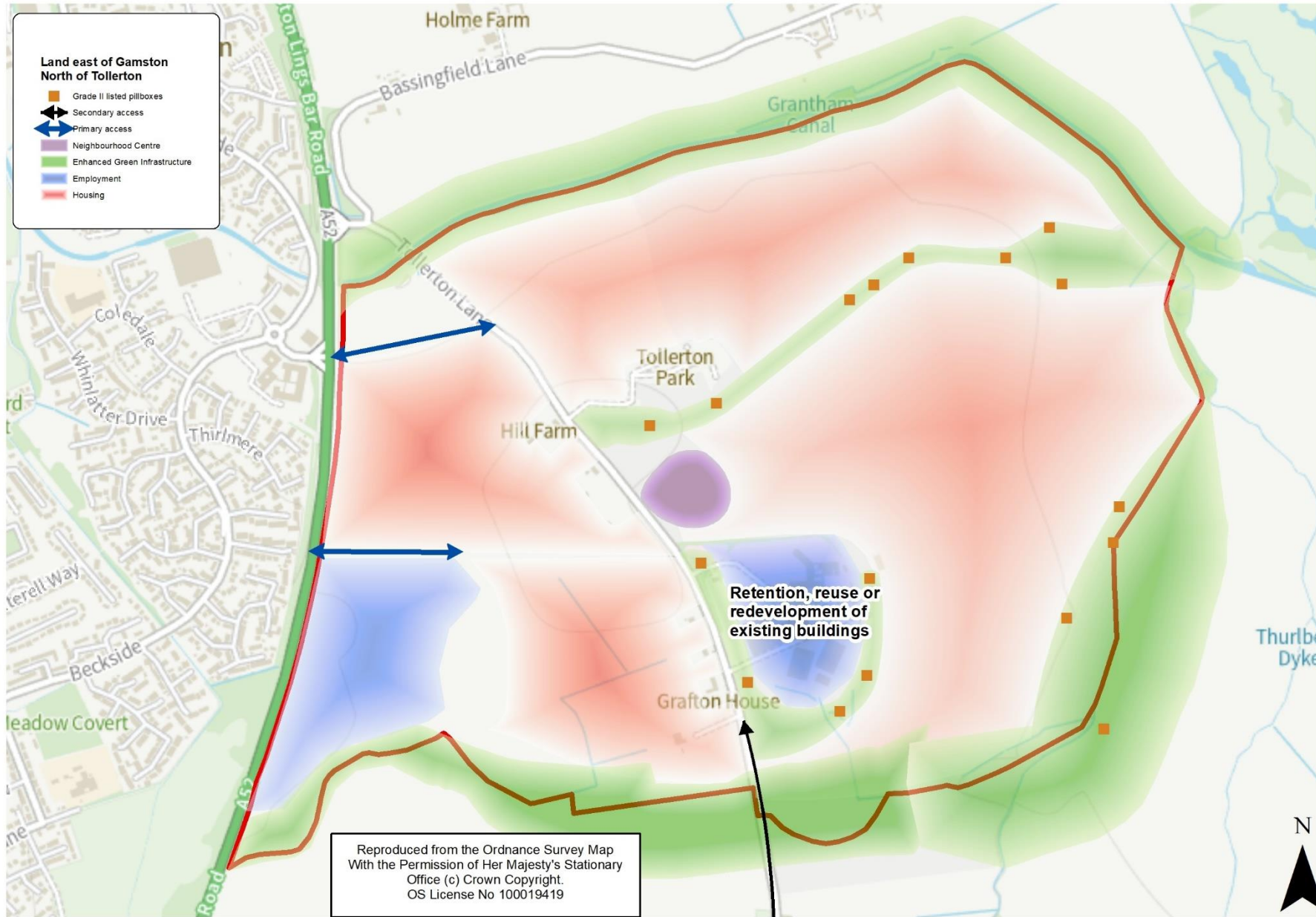
Development Consideration	Summary Assessment	Further work
Waste Management	No known abnormal requirements.	Further discussions as detailed proposals emerge.
Community Services	To be confirmed.	Further discussions as detailed proposals emerge.
Green Infrastructure / Open Space	Site is adjacent to the Grantham Canal, which is identified as a strategically important green infrastructure asset. There are significant opportunities to provide Green Infrastructure and link to the canal.	Further discussions required as the separate applications progress to ensure a holistic approach is reached. Any contributions will be secured through a S106 agreement.
Contamination	Site may contain some legacy contamination at the airport. There are also areas of made and worked ground within the wider site.	Further discussions required as the separate applications progress to ensure any contamination risks are addressed.
Heritage Assets	Grade II Listed Buildings present on site - 17 pillboxes within the site. Setting of pillboxes would be significantly affected by development of the airfield through the removal of their historical context.	Further discussions required as the separate applications progress. Potential to include the pillboxes within the Green Infrastructure to connect them and protect their setting.
Other	N/A	N/A

Implementation, delivery and monitoring

5.15.17. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 31	<p>Net additional homes</p> <p>Net additional office space and employment land</p> <p>Additional services and facilities</p>	<p>Supplementary Planning Documents (e.g. masterplans)</p> <p>Development Management decisions</p> <p>Annual review of SHLAA to manage sufficient housing supply</p>

Figure 31.1



Policy 32: Strategic Allocation Former Ratcliffe on Soar Power Station (Rushcliffe)

- 1. The area, as shown on the adopted policies map, is identified as a strategic site for employment development, including strategic distribution, for the purposes of delivering an industrial park focused on advanced manufacturing (including technology needed to transition to net-zero), green and low-carbon energy generation and energy storage. The design and layout of the entire site will be determined through a masterplanning process. The development shall be appropriately phased to take into account provision of necessary infrastructure, including improvements to the strategic and local highway network and public transport network. The indicative distribution of the proposed uses is identified on Figure 32.1.**
- 2. The development will be subject to the following requirements:**
 - A. Employment**
 - 1. The provision of new buildings is limited to 810,000 square metres (gross floor area);**
 - 2. Uses on the Southern Area (land south of A453) are limited to: Energy Generation and Storage; and Advanced Manufacturing and Industrial (Class E(g)(iii) & B2) producing technology or using technology to deliver the net-zero transition;**
 - 3. Uses on the Northern Area (land north of A453) are limited to: Energy Generation and Storage; Advanced Manufacturing and Industrial (Class E(g)(iii) & B2) producing technology or using technology to deliver the net-zero transition; Data Centres; Logistics (Class B8); Research and Development; Offices (Class E(g) (i) and (ii)); and Education (Skills and Training) (Class F1(a));**
 - 4. The provision of Logistics (Class B8) on the Northern Area is limited to a maximum of 180,000 square metres (gross floor area);**
 - 5. The provision of Offices (Class E(g) (i) & (ii)) on the Northern Area is limited to a maximum of 50,000 square metres (gross floor area) and provision should be located in proximity to the East Midlands Parkway Station;**
 - 6. Training opportunities should be provided for as part of the development;**
 - B. Neighbourhood centre**
 - 7. A neighbourhood centre including community facilities of an appropriate scale should be provided to serve the needs of occupiers on the site and be located in close proximity to the East Midlands Parkway Station;**
 - 8. The neighbourhood centre can include the provision of one hotel (Class C1) not exceeding 150 beds;**
 - C. Ground-mounted solar power generation**
 - 9. Provision of up to 10 hectares of ground mounted solar power generation and which should be located adjacent to the northern boundary of the Northern Area (land north of the A453);**
 - D. Transportation**
 - 10. Improvements to road infrastructure necessary to mitigate adverse traffic impacts and serve the new development, including**

- improvements to the A453 and likely improvements to Junction 24 of the M1 and local roads;
- 11. Provision of appropriate walking and cycling facilities and public transport links through and beyond the site;
- 12. Retention and use of the site's existing freight rail line and associated service / loading yards;
- 13. Provision of direct pedestrian access from the site to East Midlands Parkway Station;
- 14. Implementation of a Sustainable Transport Strategy, a Site Wide Travel Plan and Plot Specific Travel Plans;

E. Other Requirements

- 15. Protection of the safe operation of aircraft using East Midlands Airport;
- 16. Utilisation of any remaining fly ash resource, comprising pulverised fuel ash (PFA) and furnace bottom ash (FBA), where reasonably practicable and commercially viable;
- 17. Sewage and off-site drainage improvements;
- 18. An appropriate sustainable drainage system;
- 19. A high quality built environment, including public spaces, to create a distinctive character that responds positively to the site, relates well to the surroundings, and gives consideration to the most appropriate sustainable methods of construction;
- 20. The creation and enhancement of green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements;
- 21. The retention and creation of significant Green Infrastructure areas and buffers, particularly on the eastern boundary of the Northern Area (north of the A453) and on all boundaries of the Southern Area (south of the A453);
- 22. Planning permission will not be granted for manufacturing uses which would have an adverse air quality impact upon any European site for nature conservation including the possible potential Special Protection Area, either alone or in combination with other pollution sources such as traffic; and
- 23. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the adverse impact of development will be secured through Planning Obligations in line with Policy 18.

Justification

5.16.1. The Ratcliffe on Soar Power Station will close in September 2024 as an operational coal-fired power station and become available as a location for major economic growth within the plan area and wider East Midlands region. The majority of the site is designated as part of the East Midlands Freeport, with the expectation that economic activity on the site will primarily be focussed within the advanced manufacturing and logistics sectors with a particular focus on decarbonised technology and on developing related low carbon energy infrastructure on site. The whole site is also covered by the emerging East Midlands Development Corporation which aims to support and facilitate its redevelopment.

5.16.2. The whole of the allocated site covers around 265 hectares, with a net developable area of around 128 hectares (up to 810,000 square metres (gross floor area)) for new

employment and related development. The delivery of the whole of the site is expected within the plan period. In general, those areas of the site free of existing built structures will be developed first and the area containing the cooling towers and power plant are expected to be developed later in the plan period, once demolition and clearance of these structures has been completed.

- 5.16.3.** In July 2023, Rushcliffe Borough Council adopted a Local Development Order (LDO) for the site in order to streamline the planning process and to specify the types of uses in clearly defined areas which would be permitted. In accordance with East Midlands Freeport and emerging East Midlands Development Corporation aspirations for the site, the LDO allows for the creation of an industrial park focused on advanced manufacturing (including technology needed to transition to net-zero), green and low-carbon energy generation, and energy storage. The LDO grants planning permission for the site's development in accordance with the conditions applied to the Order and the other provisions contained within it.
- 5.16.4.** The vision for the allocated site, as already established by the LDO, is for it to become a centre for low-carbon energy generation and storage uses that are efficient in their use of energy, to provide facilities for advanced manufacturing, including technologies needed to transition to net zero, and that provide research and / or training facilities for innovation of technologies needed to transition to net zero.
- 5.16.5.** In order to ensure that new development accords with the vision for the site, restrictions are placed on which uses are permitted on particular parts of the site. The Southern Area (south of the A453) in particular is expected to be a focus for advanced manufacturing producing technology or using technology to deliver the net-zero transition. The site's ability to support growth of such uses formed part of the very special circumstances for the LDO granting planning permission on land that was within the Green Belt at the time the LDO was approved in July 2023.
- 5.16.6.** There is benefit in locating an element of logistics uses on the site in order to support the local need for strategic distribution development, and particularly so if they can benefit from the site's existing rail line and sidings and / or they support the advanced manufacturing uses proposed on-site. However, the allocation and LDO seek to strike an appropriate balance by limiting the total quantum of logistics development permissible on the site to approximately 22% of the permitted floor area and restricting such uses to the Northern Area (north of the A453).
- 5.16.7.** To further support delivery of the vision for the site, the LDO establishes a requirement for all development on the Northern Area (north of the A453) (with the exception of a new car park area below the existing powerlines) to meet at least one of the following characteristics, and development on Southern Area (south of the A453) to meet either characteristics 1 or 2:
1. Advanced manufacturing producing technology or using technology to deliver the net-zero transition;
 2. Produce, store and manage low-carbon and green energy;
 3. Provide high-quality employment, well paid, highly skilled jobs;
 4. Businesses with high power or heat demands – where co-location allows energy to be used more efficiently;
 5. Modern industrial and / or logistics facilities applying high-tech processes to improve efficiency;
 6. Promote cross-fertilisation of ideas and innovation through education or training; and

7. Provide complementary services primarily to support the occupiers of the site.

Development requirements and phasing

- 5.16.8. The requirement for the design and layout of the proposal to be determined through a comprehensive masterplanning and design code process has been satisfied by the LDO. In addition to establishing the site's vision, the LDO's Design Guide sets development parameters and design principles in respect of: land-use, transport and movement, infrastructure and services; building heights and design; architectural principles, and landscape.
- 5.16.9. The LDO appropriately restricts delivery of the later stages of the development until such time as a holistic transport solution has been agreed for the site, taking into account other major developments in the wider area including sites which are also designated as part of the East Midlands Freeport. The levels of development allowed is restricted above specified thresholds until further transport assessment work is undertaken to determine the impact on M1 Junction 24 and the wider highway network and / or appropriate transport mitigation is delivered or is scheduled for delivery in order to ensure unacceptable road safety impacts or severe impacts on the operation of the highway are avoided.
- 5.16.10. There should be the submission of a Sustainable Transport Strategy for the site, which is a requirement of the LDO. This should include details of bus and rail integration with the site, as well as addressing walking and cycling requirements both on and off site. The LDO is accompanied by a Site Wide Travel Plan Framework, the purpose of which is to set out site wide measures that will be implemented to promote sustainable travel for the proposal and to inform the Site Wide Travel Plan which has to be prepared prior to any development being operational. Sitting below this, given the size of the site and complexity of its development, there is an expectation that there should also be Plot Specific Travel Plans for individual traffic generating developments.
- 5.16.11. In response to the identification of gypsum reserves below the site, a condition has been included within the LDO to allow for the extraction of gypsum but within a reasonable timeframe in order to not prejudice delivery of those uses permitted by the LDO.
- 5.16.12. The indicative distribution of development is shown on Figure 32.1. Figure 32.1 and the Local Plan adopted policies map identifies the area of land removed from the Green Belt and within which all new built development will take place.

Infrastructure Delivery Plan constraints / requirements summary

Development Consideration	Summary Assessment	Further work
Transport	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 LDO has agreed the outline principles. Further discussions are required as detailed proposals emerge.

Development Consideration	Summary Assessment	Further work
Utilities	The Power Station is connected directly to the national grid, has gas mains supply, is connected to mains water supply, and has existing telecommunications including broadband. The Power Station also has its own water treatment works. The existing infrastructure will remain on site.	Capacity for the existing utilities infrastructure to accommodate the development proposed in the LDO will be established prior to the redevelopment of the site. Further discussions will be required.
Flooding and flood risk	The site is at very low risk of flooding 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 LDO has agreed the outline principles. Further discussions are required as detailed proposals emerge.
Health	N/A (employment development)	N/A (employment development)
Education	N/A (employment development)	N/A (employment development)
Police Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further discussions required as detailed proposals emerge.
Community Services	There is a requirement for a neighbourhood centre on site to provide community facilities of an appropriate scale should be provided to serve the needs of occupiers on the site.	The LDO has agreed the outline principles. Further discussion is required as detailed proposals emerge.
Green Infrastructure / Open Space	Open space – 10% biodiversity net gain on site. Proximity to the River Trent and River Soar BGI primary strategic corridor.	The LDO has agreed the outline principles. Further discussion is required as detailed proposals emerge.
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.	Contamination and risks identified in the Conceptual Site Model will be addressed through a Decommissioning and Remediation Strategy which will outline an appropriate

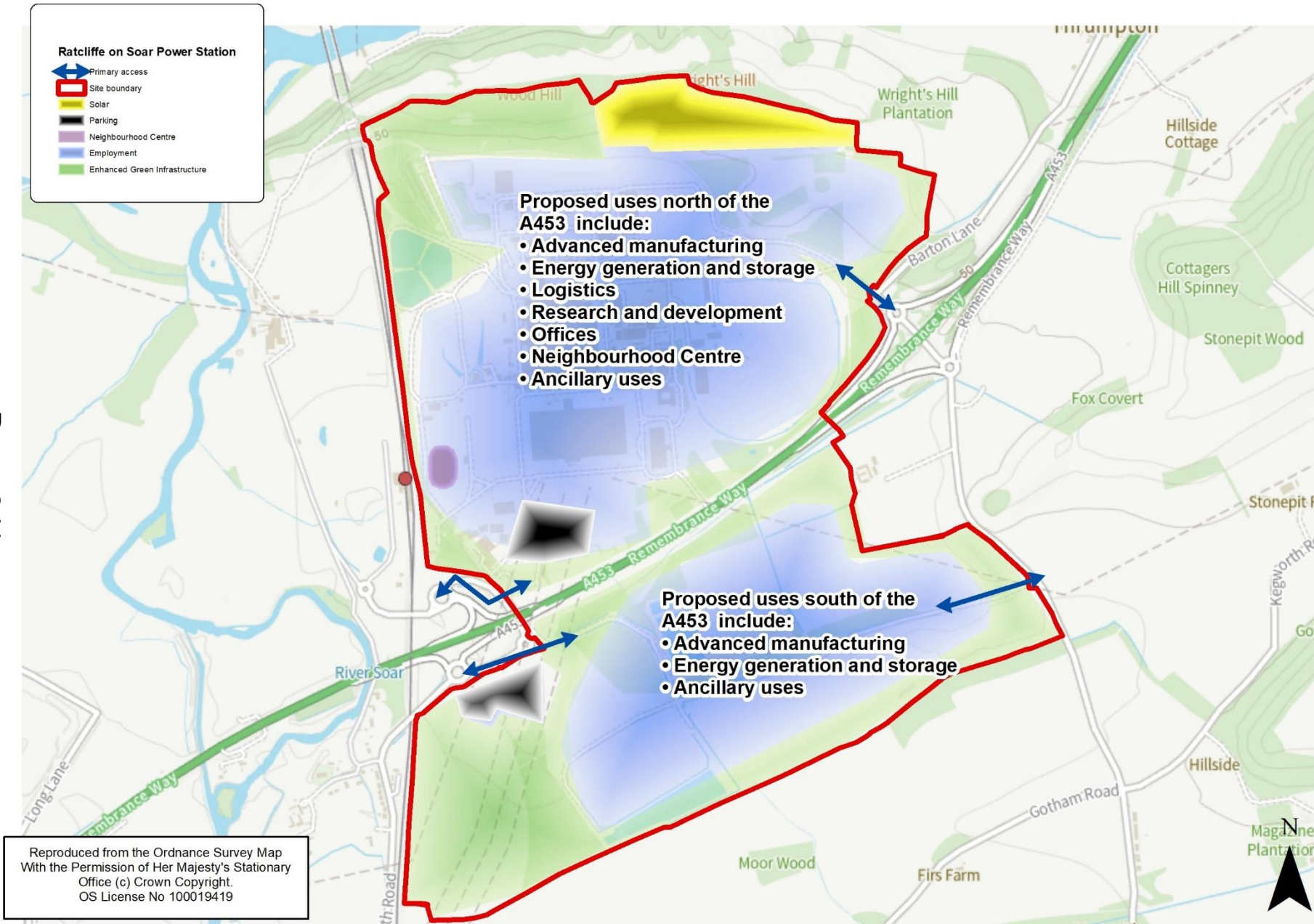
Development Consideration	Summary Assessment	Further work
		methodology to remediate any identified / confirmed residual contamination.
Heritage Assets	A part of the Roman scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site. The Grade II Redhill Railway Tunnel Portals (north and south) are also adjacent to the western boundary of the northern part of site.	The LDO has agreed the outline principles. Further discussions are required as detailed proposals emerge to minimise harm to heritage assets.
Other	Site has a Local Development Order in place.	N/A

Implementation, delivery and monitoring

5.16.13. The implementation, delivery and monitoring of this Strategic Allocation policy will, in summary, be achieved as follows.

Targets	Indicators	Policy Delivery
Delivery of development in line with Policy 32	Net additional employment land and office space	Implementation of the Local Development Order Development Management decisions

Figure 32.1



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Appendices

APPENDIX A: LIST OF ABBREVIATIONS

Abbreviations

ADC	Ashfield District Council
BBC	Broxtowe Borough Council
DEFRA	Department for Environment Food and Rural Affairs
DFT	Department for Transport
EA	Environment Agency
EBC	Erewash Borough Council
EMCCA	East Midland Combined County Authority
EMR	East Midlands Railway
GBC	Gedling Borough Council
LEP	D2N2 Local Enterprise Partnership (replaced by EMCCA).
LA	Local Authority
LTP	Local Transport Plan
NCC	Nottingham City Council
NR	Network Rail
NsCC	Nottinghamshire County Council
RBC	Rushcliffe Borough Council

Appendix B: Glossary

Glossary of Terms

Adoption: The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

Affordable Housing: The National Planning Policy Framework (NPPF, 2023) definition of 'affordable' housing is:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Authority Monitoring Report (AMR): A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see definition below) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Assessment will determine whether there is a significant effect and, if there is, its nature and whether it can be mitigated.

Article 4 Direction: A legal document (prepared in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015) which withdraws automatic planning permission granted by the Order. Article 4 directions are usually used when the character

of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also used in areas where there is a concentration of Houses in Multiple Occupation (HMOs).

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Biodiversity Action Plan: An internationally recognised programme addressing threatened species and habitats, designed to protect and restore biological systems.

Blue-Green Infrastructure (BGI): The Greater Nottingham Blue-Green Infrastructure Strategy defines BGI as:

A network of living multifunctional natural and semi natural features, green and brownfield spaces, rivers, canals and lakes that link and connect villages, towns and cities. It provides a holistic and sustainable approach to viewing the natural environment and landscape and provides multiple ecosystem services and benefits for people, wildlife and local communities.

Brownfield Land: See 'Previously Developed Land',

Building for a Healthy Life (BHL): A 'design toolkit' written by 'Design for Homes' in partnership with NHS England and endorsed by Homes England.

Carbon Neutral: A Zero Carbon Building is a highly energy-efficient building that produces on-site, or procures, carbon-free renewable energy or high-quality carbon offsets in an amount sufficient to offset the annual carbon emissions associated with building materials and operations.

Centres of Neighbourhood Importance: These typically consist of a parade of shops which serve a local community and may include a small supermarket.

City Centre: This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Community Facilities: For the purposes of policy 12, community facilities include schools, nurseries, post offices, local shops in rural areas, public houses, places of worship or religious instruction, church halls, health centres, GP practices, pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services.

Community Infrastructure Levy (CIL): A standard charge levied by Councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory.

Conservation (for heritage policy): The National Planning Policy Framework (NPPF, 2023) definition of 'conservation' in this context is:

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Convenience Goods: Items obtained on a frequent basis, including food, drinks, magazines and confectionery.

Core City: Nottingham is one of eight Core Cities, defined by Government as the key regional cities, driving the economic growth of their regions.

Core Strategy: The name used for the previous version of the Strategic Plan.

Demand Management: Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

Density: The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Department for Levelling Up, Housing and Communities (DLUHC): The Government department responsible for planning and local government. From 5th July 2024 this organisation changed its name to Ministry of Housing, Communities and Local Government (MHCLG).

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covered Greater Nottingham as well as the other administrative areas of Derby, Derbyshire and Nottinghamshire. Now incorporated into the East Midlands Combined County Authority.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan: An 'umbrella' term which includes all the relevant Local Plans and Neighbourhood Plans for an area. By law (the Planning and Compulsory Purchase Act 2004), applications for planning permission must be determined in accordance with the 'development plan', unless material considerations indicate otherwise.

Development Plan Document (DPD): A spatial planning document which is subject to extensive consultation and independent examination. (In law (The Town and Country Planning (Local Planning) (England) Regulations 2012), 'development plan documents' and 'local plans' have the same meaning.)

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

East Midland Combined County Authority (EMCCA): A new legal entity which includes Derbyshire County Council, Nottinghamshire County Council, Derby City Council and Nottingham City Council, and which covers the areas of both cities and both counties. The EMCCA will exercise various functions of the constituent councils in relation to transport, skills, housing and net zero. Of most relevance to the Strategic Plan, the EMCCA will exercise functions of the constituent councils as Local Transport Authorities in relation to how transport is planned,

delivered and operated across the combined area. The EMCCA will lead the development of an area wide Local Transport Plan to shape future local transport investment, co-ordinate a joint approach to highways asset management and define a key route network, and following a transition period, consolidate the public transport powers of the City and County Councils for supported bus services, smart ticketing and passenger information. The constituent councils will continue to be the Local Highway Authorities and will also retain responsibility for delivery of local improvements.

Economic Development: Development including that within Use Classes B2, B8 and E(g), public and community uses, and main town centre uses (but excluding housing development).

Edge of Centre: The National Planning Policy Framework (NPPF, 2023) definition of 'edge of centre' is:

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base: The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test: Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning practice guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council. When used in the Strategic Plan it refers to the whole of Greater Nottingham, unless otherwise explained.

Green Belt: An area of land around a city having five distinct purposes (as set out in the National Planning Policy Framework):

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

Green Infrastructure: See Blue-Green Infrastructure. For the purposes of this Plan, Green Infrastructure is treated as part of Blue-Green Infrastructure.

Gypsies and Travellers: The Government's 'Planning policy for traveller sites' (PPTS, 2023) definition of 'gypsies and travellers' is:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora' for plans or policies that may have an impact on a European nature conservation site, such as a Special Protection Area (see definition below). It has the purpose of considering the impacts of a land-use plan against the conservation objectives of the site and ascertaining whether it would adversely affect the integrity of the site, including, if necessary, by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (ha): An area 10,000 square metres or 2.471 acres.

Heritage Asset: The National Planning Policy Framework (NPPF, 2023) definition of 'heritage asset' is:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: The National Planning Policy Framework (NPPF, 2023) definition of 'historic environment' is:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Homes England: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Houses in Multiple Occupation (HMOs): Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. It reflects the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe. (Hucknall is part of Greater Nottingham but is in Ashfield, which is within the Nottingham Outer Housing Market Area.)

Housing Target: The amount of housing each council proposes to deliver in the Greater Nottingham Strategic Plan by 2041. For Broxtowe, Gedling and Rushcliffe Boroughs, this is the same as their Housing Need as calculated by the Government's standard method. For Nottingham City, this is less than their Housing Need, as the Council does not consider it has sufficient Housing Supply to deliver the entirety of its Housing Need.

Housing Strategy: A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

Infrastructure Delivery Plan (IDP): Sets out the range of infrastructure required to support the

Strategic Plan. The infrastructure projects set out are critical to the successful delivery of the Plan, and the IDP includes details of when they are needed and how they will be funded and delivered.

Issues and Options: An informal early stage of plan preparation, aimed at engaging the public and stakeholders in formulating the main issues that the plan should address, and the options available to deal with those issues. For the Strategic Plan, this was known as the 'Growth Options' consultation.

Joint Planning Advisory Board (JPAB): Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities. It was established to oversee the preparation of the Aligned Core Strategies and now oversees the preparation of the Strategic Plan.

Key Diagram: Diagrammatic representation of the spatial strategy as set out in the Strategic Plan, showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.

Key Settlements: The fourth item in the settlement hierarchy to accommodate growth, identified in policy 2.

Legal Compliance: As part of the process of preparing the Strategic Plan, the document is examined by the Planning Inspectorate to make sure that it is legally compliant and sound. A plan is considered legally compliant when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant regulations have been followed;
- Whether the appropriate notifications have been made;
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public; and
- Whether the requirements of the Duty to Cooperate have been met.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within its curtilage. Historic England is responsible for designating buildings for listing in England.

Local Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Cycling and Walking Infrastructure Plan (LCWIP): strategic approach to identifying cycling and walking improvements required at the local level, enabling a long-term approach to developing local cycling and walking networks, ideally over a 10 year period. Nottinghamshire County Council has been working in partnership with Derby City Council, Derbyshire County Council and Nottingham City Council to develop a D2N2 Local Cycling and Walking Infrastructure Plan.

Local Development Document (LDD): A legal term covering a variety of documents prepared by local planning authorities, including Local Plans and Supplementary Planning Documents (and, in future, Supplementary Plans). LDDs collectively deliver the spatial planning strategy for

the local planning authority's area.

Local Development Scheme (LDS): A document setting out the timescales for the production of the Development Plan Documents.

Local Enterprise Partnership (LEP): A former body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The D2N2 LEP covered Derby City, Derbyshire County, Nottingham City and Nottinghamshire County. It has now been incorporated into the East Midlands Combined County Authority (EMCCA).

Local Nature Reserve (LNR): Habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plan: A plan for the future development of the local area, drawn up by the local planning authority in consultation with the community and subject to independent examination. (In law, also known as a 'development plan document'.)

Local Transport Plans (LTPs): Set out proposals for the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

Local Wildlife Sites: (Formerly known as Sites of Importance for Nature Conservation (SINCs)). A non-statutory designation used to identify high quality wildlife sites in the Plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Main Town Centre Uses: The National Planning Policy Framework (NPPF, 2023) definition of 'main town centre uses' is:

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Main Built Up Area of Nottingham (MBUA): Includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton. (Previously known as the Principal Urban Area (PUA)).

Minerals Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for minerals-related issues with the County.

Ministry of Housing, Communities and Local Government (MHCLG) previously called the Department for Levelling Up, Housing and Communities. This Government Department is responsible for housing, local government and planning.

National Planning Policy Framework (NPPF): The NPPF replaced other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act and the Planning and Compulsory Purchase Act 2004).

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

Out of centre: The National Planning Policy framework (NPPF, 2023) definition of 'out of centre' is:

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: The National Planning Policy Framework (NPPF, 2023) definition of 'out of town' is:

A location out of centre that is outside the existing urban area.

Pitch and Plot (Gypsy and Traveller): The Government's 'Planning policy for traveller sites' (PPTS, 2023) definitions of 'pitch' and 'plot' are:

'Pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and travellers' and mixed-use plots for 'travelling showpeople', which may / will need to incorporate space or to be split to allow for the storage of equipment.

Plan area: The area covered by the Strategic Plan, including the administrative areas of Broxtowe, Gedling, Nottingham City and Rushcliffe.

Planning Inspectorate (PINS): Government agency which examines Strategic Plans (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Potential Special Protection Area (pSPA): A site which is undergoing consideration for designation as a Special Protection Area and on which the Government has initiated public consultation on the case for designation. See also possible potential Special Protection Area (ppSPA) below.

Previously Developed Land (PDL – also known as 'brownfield' land): The National Planning Policy Framework (NPPF, 2023) definition of 'previously developed' land is:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary Shopping Area: Defined area where retail development is concentrated.

Possible Potential Special Protection Area: Area put forward by Nottinghamshire Wildlife Trust as having the qualifying characteristics of a Special Protection Area. May be formally proposed as a Potential Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

Publication Version: First full draft of the Strategic Plan, prepared for formal representations to be made.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and previously developed sites but also applies to development which helps to sustain and revitalise rural areas and villages.

Renewable and Low Carbon Energy: Renewable energy is generated using those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions, compared to conventional use of fossil fuels.

Robin Hood Line: The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Exception Sites: The National Planning Policy Framework (NPPF, 2023) definition of 'rural exception sites' is:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land outside of the main built up area of Nottingham and settlements which are excluded from the Green Belt, but safeguarded from development unless a subsequent Local Plan is adopted that allocates it for development.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents. Policies within adopted Local Plans which are not superseded by the Strategic Plan, as set out in Appendix D, are 'saved'.

Scheduled Monument: Nationally important monument, usually archaeological remains, that enjoys greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement (S106): Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Sequential Test / Approach: A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of

previously developed land or the use of land at risk of flooding.

Setting of a Heritage Asset: The National Planning Policy Framework (NPPF, 2023) definition of 'Setting of a heritage asset' is:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance of a Heritage Asset: The National Planning Policy Framework (NPPF, 2023) definition of 'significance (for heritage policy)' is:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest (SSSI): A site designated by Natural England under the Wildlife and Countryside Act 1981.

Smarter Travel Choices: See Demand Management.

Soundness: As part of the process of preparing the Strategic Plan, the document is examined by the Planning Inspectorate to make sure it is legally compliant and sound. There are four 'tests of soundness' as set out in paragraph 35 of the National Planning Policy Framework (NPPF, 2023):

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy - enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant.

Spatial Objectives: Principles by which the Spatial Vision will be delivered.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

Spatial Portrait: A description of the social, economic and environmental characteristics of a local authority's area.

Spatial Vision: A brief description of how an area will be changed by the end of a Plan period.

Special Protection Area (SPA): An area which has been identified as being of international

importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. They are European designated sites, classified under the Birds Directive.

Statement of Community Involvement (SCI): A document which sets out how a council will involve the community on planning applications and in the preparation of planning documents.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from each local authority area. SFRA's should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their likely housing capacity and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA): A high-level assessment of the likely profile of future household needs for a local authority. For the Strategic Plan, the Greater Nottingham and Ashfield Housing Needs Assessment was published in October 2020 and updated in March 2024, with an associated First Homes Assessment published in September 2022.

Strategic Sites: Strategically important employment or housing sites, for which site-specific boundaries are provided as part of the Policies Map.

Student Households: Households which can claim student council tax exemption including those within halls of residence.

Submission Draft: Final draft of the Strategic Plan, submitted to the Secretary of State for Housing, Communities and Local Government, subject to independent examination by the Planning Inspectorate, which includes public hearings and the subsequent Inspector's report.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment. For Greater Nottingham these are Hucknall and Ilkeston.

Supplementary Planning Document (SPD): A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary Planning Documents are capable of being a material consideration in planning decisions but do not form part of the development plan. SPDs are to be replaced by Supplementary Plans. Details of Supplementary Plans are awaited; however, they will be subject to examination and will form part of the development plan. Design codes will take the form of Supplementary Plans; however, it appears that Supplementary Plans will otherwise only be able to deal with site- or area-specific issues.

Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Development: The National Planning Policy Framework (NPPF, 2023) refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states that the planning system therefore has

overarching and interdependent economic, social and environmental objectives.

Sustainable Drainage System (SuDS): The system of control of surface water runoff, designed to reduce the potential impact on new and existing development with respect to surface water drainage discharge.

Sustainable Urban Extension (SUE): An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

Town Centre (within retail hierarchy): The National Planning Policy Framework (NPPF, 2023) definition of 'town centre' is:

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

For the Strategic Plan, they are the second level of centres after Nottingham City Centre.

Transport Assessment (TA): The National Planning Policy Framework (NPPF, 2023) definition of 'transport assessment' is:

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed [to] deal with the anticipated transport impacts of the development.

Travel Plan: The National Planning Policy Framework (NPPF, 2023) definition of 'travel plan' is:

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Travelling Showpeople: The Government's 'Planning policy for traveller sites' (PPTS, 2023) definition of 'travelling showpeople' is:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Use Classes Order: The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

Waste Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for waste-related issues including disposal, treatment, transfer and recycling within the County.

Windfall Site: A site which has not been specifically identified as available in the Local Plan process. Normally comprises a previously developed site that has unexpectedly become available.

Workplace Parking Levy (WPL): A council levy on parking spaces at places of work aimed at raising resources to fund more sustainable transport and behavioural change measures, notably the Nottingham Express Transit (tram). The levy was introduced within Nottingham City Council area in October 2011 with eligible employers being required to pay WPL charges from April 2012.

Appendix C: Housing Trajectories

Housing trajectory for Broxtowe Borough Council

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Completions on non-allocated sites and identified SHLAA capacity	444	619	405	94	64	93	101	77	5	0	0	0	0	0	0	0	0	0	1,902
Toton SLG and Chetwynd Barracks	0	0	0	100	100	100	200	200	200	200	200	200	200	200	200	200	200	200	2,700
Field Farm Stapleford	31	31	31	31	31	31	31	31	31	31	10	0	0	0	0	0	0	0	320
Boots	0	100	100	100	97	0	0	0	0	0	0	0	0	0	0	0	0	0	397
Local Plan Part 2 sites	114	145	97	84	84	223	156	129	129	66	50	50	50	50	20	0	0	0	1,447
Windfall	0	0	0	219	219	219	219	219	219	219	219	219	219	219	219	219	219	219	3,285
Lapse Rate	-13	-25	-15	-12	-11	-13	-14	-12	-10	-8	-8	-8	-8	-8	-7	-6	-6	-6	-190
Projected completions	576	870	618	616	584	653	693	644	574	508	471	461	461	461	432	413	413	413	9,861
Cumulative Completions	576	1,446	2,064	2,680	3,264	3,917	4,610	5,254	5,828	6,336	6,807	7,268	7,729	8,190	8,622	9,035	9,448	9,861	9,861

Housing trajectory for Gedling Borough Council

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	TOTAL
Completions on non-allocated sites and identified SHLAA capacity	232	52	28	17	10	206	186	154	109	88	77	56	54	52	52	48	37	32	1490
Teal Close	102	100	104	95	75	0	0	0	0	0	0	0	0	0	0	0	0	0	476
Gedling Colliery/Chase Farm	110	102	90	90	95	16	0	0	0	0	0	0	0	0	0	0	0	0	503
Top Wighay Farm (allocation and extension)		100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	15	0	1515
Local Plan Part 2 (2018)	425	359	232	186	109	267	224	175	108	100	88	75	9						2357
Windfall allowance				138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	2070
Drop Rate	-11	-6	-5	-3	-2	-3	-4	-3	-1	-1	-1	-1	0	0	0	0	0	0	-41
Total Projected Completions (net)	858	707	549	623	525	724	644	564	454	425	402	368	301	290	290	286	190	170	8370
Cumulative Completions	858	1565	2114	2737	3262	3986	4630	5194	5648	6073	6475	6843	7144	7434	7724	8010	8200	8370	8370

Housing trajectory for Nottingham City Council

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total
Completions on non-allocated sites and identified SHLAA capacity	1505	1865	1698	265	253	995	611	255	165	0	0	0	0	0	0	0	0	0	7612
Broad Marsh	0	0	0	0	0	0	0	125	125	125	125	125	125	125	125	0	0	0	1,000
Boots Campus	0	70	70	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	207
Stanton Tip	0	0	0	0	0	100	100	100	100	100	0	0	0	0	0	0	0	0	500
Local Plan Part 2 sites	923	651	2,583	825	710	636	381	450	228	120	120	7	0	0	0	0	0	0	7,634
Windfall allowance inc less than 5 dwellings	108	108	108	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	10,074
Demolitions	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	180
Lapsed Rate	-14	-27	-36	-9	-7	-20	-14	-12	-8	-5	-3	-2	-2	-2	-2	0	0	0	161
Projected completions	2,512	2,657	4,413	1,788	1,596	2,351	1,718	1,558	1,250	980	882	770	763	763	763	640	640	640	26,686
Cumulative Completions	2,512	5,169	9,582	11,370	12,966	15,317	17,035	18,593	19,843	20,823	21,705	22,475	23,239	24,002	24,765	25,405	26,045	26,686	26,686

Housing trajectory for Rushcliffe Borough Council

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/29	2039/40	2040/41	Total	
Completions on non-allocated sites and identified SHLAA capacity	116	213	273	51	15	94	85	0	0	0	177	18	0	0	0	0	0	0	1,042	
Land at Melton Road, Edwalton	132	132	132	43	0	12	44	44	0	0	0	0	0	0	0	0	0	0	539	
Land at former Cotgrave Colliery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land at Former RAF Newton	88	88	88	88	61	0	0	0	0	0	0	0	0	0	0	0	0	0	413	
Land north of Bingham	132	132	132	132	93	0	0	0	0	0	0	0	0	0	0	0	0	0	621	
Land south of Coton	22	44	176	250	250	250	250	250	250	250	250	250	250	250	8	0	0	0	3,000	
East of Gamston / North of Tollerton	0	0	0	0	0	88	176	220	220	220	220	220	220	220	220	220	220	220	2,684	
Local Plan Part 2 sites	482	402	410	363	253	269	308	106	38	0	25	44	26	0	0	0	0	0	2,726	
Windfall	0	0	0	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210	3,150
Lapse Rate	-1	-3	-5	-1	-1	-2	-2	-1	-1	-1	-6	-1	-1	-1	-1	-1	-1	-1	-1	-31
Projected completions	971	1,008	1,206	1,136	881	921	1,071	829	717	679	876	741	705	679	437	429	429	429	14,144	
Cumulative Completions	971	1,979	3,185	4,321	5,202	6,123	7,194	8,023	8,740	9,419	10,295	11,036	11,741	12,420	12,857	13,286	13,715	14,144	14,144	

Appendix D: Superseded or Withdrawn Policies within adopted Local Plans

Broxtowe Part 2 Local Plan:

- Policy 3.1: Chetwynd Barracks
- Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)
- Policy 3.6: Beeston Maltings
- Policy 3.7: Cement Depot Beeston
- Policy 13: Proposals for Main Town Centre Uses in Edge-of-Centre and Out-of-Centre Locations
- Policy 15: Housing Size, Mix and Choice
- Policy 16: Gypsies and Travellers

Gedling Part 2 Local Plan:

- LPD 36 - Affordable Housing
- LPD 37 - Housing Type, Size and Tenure
- LPD 38 - Gypsy and Traveller Provision
- LPD 50 - Development within Town and Local Centres
- LPD 52 - Impact Assessment Threshold
- LPD 57 - Parking Standards
- LPD 59 - Park and Ride
- LPD 60 - Local Transport Schemes
- LPD 63 - Housing Distribution

Nottingham City Local Plan Part 2:

- Policy CC1: Sustainable Design and Construction
- Policy CC3: Water (Part 3 and Part 4 only)
- Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
- Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations (Part 1 and Part 2 only)
- Policy RE6: The Boots Site
- Policy RE7: Stanton Tip
- Policy RE8: Waterside
- Policy HO3: Affordable Housing
- Policy HO4: Specialist and Adaptable Housing (Part 1 only)
- Policy HO7: Gypsies and Travellers and Travelling Showpeople
- Policy EN6: Biodiversity
- Policy SA1 - Site Allocations:
 - SR11 Stanton Tip - Hempshill Vale
 - SR45 Boots
 - SR57 Castle Quarter, Maid Marian Way - College Site
 - SR58 into Broadmarsh Centre and surrounding area

Rushcliffe Local Plan Part 2:

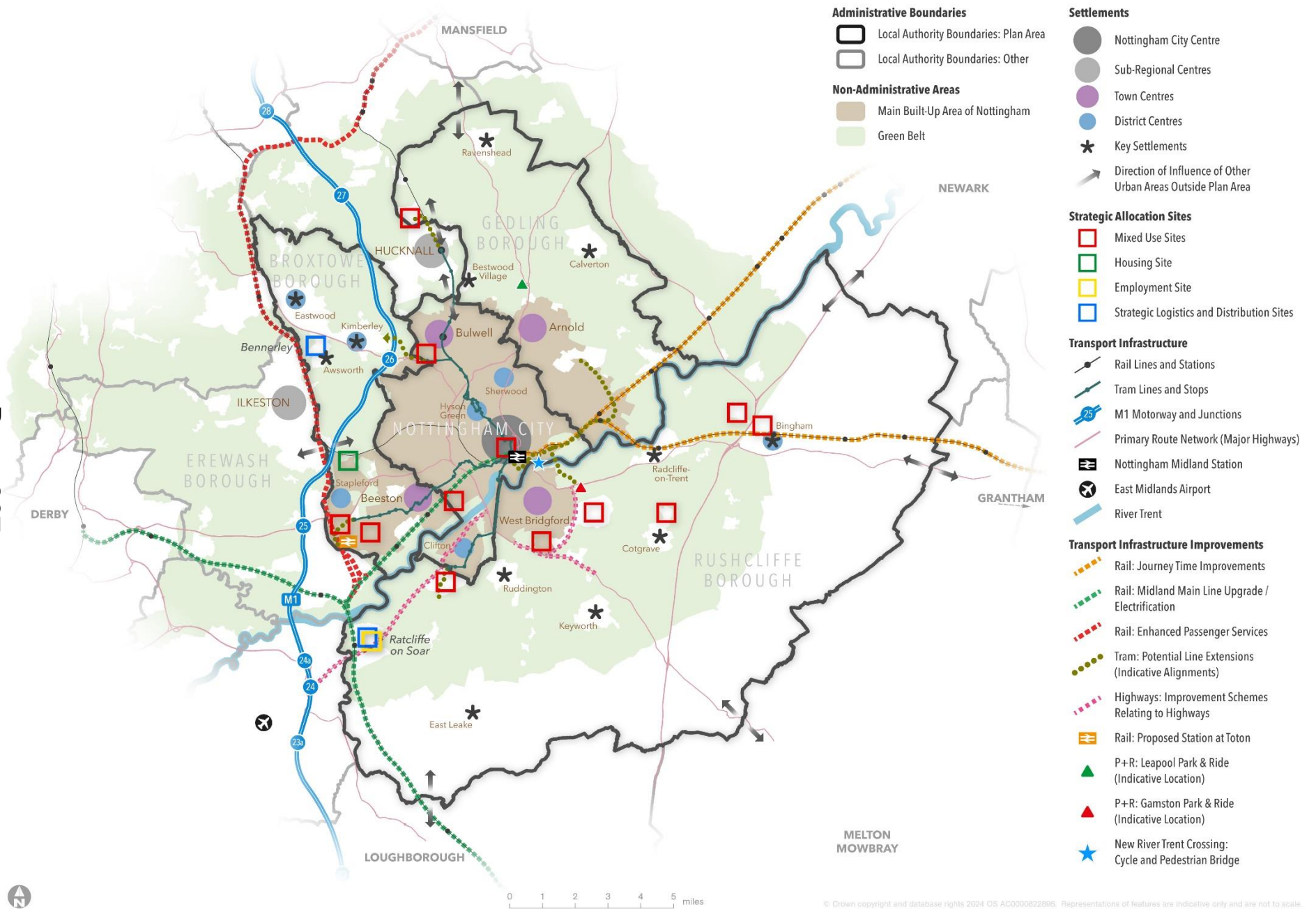
- Policy 4.2: Land between Platt Lane and Station Road, Keyworth
- Policy 5.2: Land adjacent Grooms Cottage, Radcliffe on Trent
- Policy 6.2: Land south of Flawforth Lane, Ruddington

Appendix E: List of extant Supplementary Planning Documents

Local Authority	SPD Title	Date SPD Adopted	Applicable GNSP Policy 'Hook'
Broxtowe Borough Council	Houses in Multiple Occupation (HMOs) SPD	July 2022	Policy 8: Housing Size, Mix and Choice
Broxtowe Borough Council	Toton and Chetwynd Barracks Strategic Masterplan Supplementary Planning Document	February 2023	Policy 21: Strategic Allocation Toton Strategic Location for Growth and Chetwynd Barracks (Broxtowe)
Broxtowe Borough Council	Reduction of Carbon in New Development SPD	Currently in production	Policy 1: Climate Change
Broxtowe Borough Council	Residential SPD	Currently in production	Policy 8: Housing Size, Mix and Choice
Gedling Borough Council	Open Space Provision for New Housing Development Supplementary Planning Guidance	November 2001	Policy 16: Blue and Green Infrastructure and Landscape
Gedling Borough Council	Affordable Housing SPD	December 2009	Policy 8: Housing Size, Mix and Choice
Gedling Borough Council	Parking Provision for Residential and Non-Residential Developments SPD	February 2022	Policy 14: Managing Travel Demand
Gedling Borough Council	Low carbon planning guidance	May 2021	Policy 1: Climate Change
Gedling Borough Council	Interim Planning Policy Statement – first Homes	October 2022	Policy 8: Housing Size, Mix and Choice
Gedling Borough Council	Top Wighay Farm Development Brief	February 2017	Policy 24: Strategic Allocation Top Wighay Farm
Gedling Borough Council	Air Quality and Emissions Mitigation	2019	Policy 1: Climate Change
Nottingham City Council	Affordable Housing and Developer Contributions	August 2006	Policy 8: Housing Size, mix and Choice
Nottingham City Council	Affordable Housing contributions arising from Purpose Built Student Accommodation	May 2021	Policy 8: Housing Size, Mix and Choice
Nottingham City Council	The Provision of Open Space in New Residential and Commercial Development	November 2019	Policy 16: BGI and Landscape
Nottingham City Council	Education Contributions from Residential Development	November 2023	Policy 18: Developer Contributions

Local Authority	SPD Title	Date SPD Adopted	Applicable GNSP Policy 'Hook'
Nottingham City Council	Biodiversity (and subsequent update)	February 2020	Policy 17: Biodiversity
Nottingham City Council	Eastside	July 2023	Policy 3: Housing
Nottingham City Council	Island Site	May 2016	Policy 3: Housing
Nottingham City Council	Waterside	June 2019	Policy 3: Housing
Nottingham City Council	Park Conservation Area Appraisal and Management Plan	March 2023	Policy 10: Design Policy 11: The Historic Environment
Nottingham City Council	Management of Caves in Nottingham	November 2019	Policy 11: The Historic Environment
Nottingham City Council	Reduction in Carbon in New Development	Currently in production	Policy 1: Climate Change
Nottingham City Council	Design of Purpose Built Student Accommodation	Currently in production	Policy 10: Design
Rushcliffe Borough Council	Residential Design Guide SPD	10 February 2009	Policy 10: Design
Rushcliffe Borough Council	Wind Energy SPD	9 June 2015	Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk
Rushcliffe Borough Council	Melton Road Edwalton Development Framework SPD	13 October 2015	Policy 26 Strategic Allocation at Melton Road, Edwalton
Rushcliffe Borough Council	Affordable Housing SPD	8 February 2022	Policy 8 Housing Size, Mix and Choice
Rushcliffe Borough Council	Low Carbon and Sustainable Design SPD	11 July 2023	Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk

Appendix F: Key Diagram



- Administrative Boundaries**
- Local Authority Boundaries: Plan Area
 - Local Authority Boundaries: Other
- Non-Administrative Areas**
- Main Built-Up Area of Nottingham
 - Green Belt

- Settlements**
- Nottingham City Centre
 - Sub-Regional Centres
 - Town Centres
 - District Centres
 - Key Settlements
 - Direction of Influence of Other Urban Areas Outside Plan Area

- Strategic Allocation Sites**
- Mixed Use Sites
 - Housing Site
 - Employment Site
 - Strategic Logistics and Distribution Sites

- Transport Infrastructure**
- Rail Lines and Stations
 - Tram Lines and Stops
 - M1 Motorway and Junctions
 - Primary Route Network (Major Highways)
 - Nottingham Midland Station
 - East Midlands Airport
 - River Trent

- Transport Infrastructure Improvements**
- Rail: Journey Time Improvements
 - Rail: Midland Main Line Upgrade / Electrification
 - Rail: Enhanced Passenger Services
 - Tram: Potential Line Extensions (Indicative Alignments)
 - Highways: Improvement Schemes Relating to Highways
 - Rail: Proposed Station at Toton
 - P+R: Leapool Park & Ride (Indicative Location)
 - P+R: Gamston Park & Ride (Indicative Location)
 - New River Trent Crossing: Cycle and Pedestrian Bridge

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This document is available in large print upon request.

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Greater Nottingham
Planning Partnership



Greater Nottingham Strategic Plan Sustainability Appraisal Report

September 2024



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Appendix A: Reviews of plans, policies and programmes

Appendix B: Baseline data

Appendix C: Consultation comments

Appendix D: Appraisals for strategic plan

Appendix E: Appraisals for strategic sites in Broxtowe

Appendix F: Appraisals for strategic sites in Gedling

Appendix G: Appraisals for strategic sites in Nottingham City

Appendix H: Appraisals for strategic sites in Rushcliffe

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1. Introduction

1.1 This document summarises the work done for the Sustainability Appraisal process for the consultation on the publication draft of the Greater Nottingham Strategic Plan. The Publication Draft consultation seeks views on the proposed strategy and vision and the proposed policies and strategic sites in the Greater Nottingham Strategic Plan for the following Greater Nottingham councils:

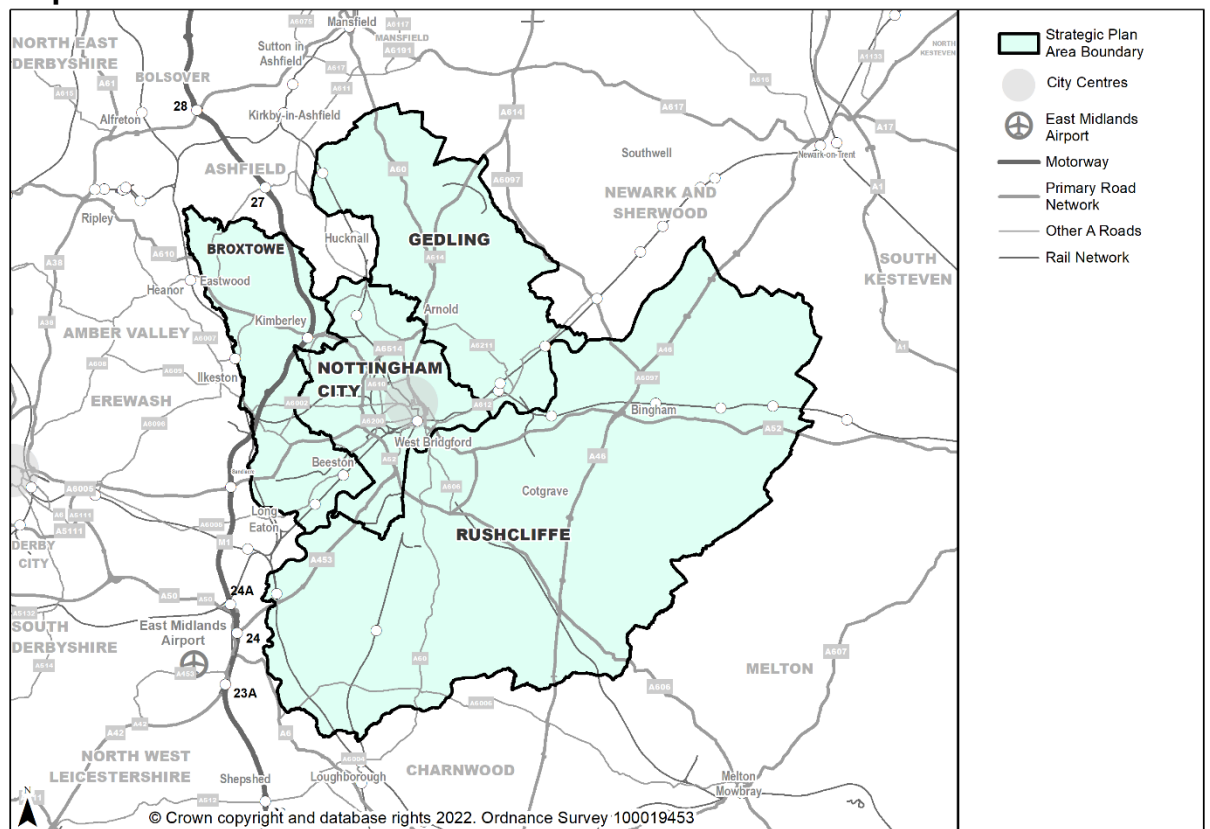
- Broxtowe Borough Council,
- Gedling Borough Council,
- Nottingham City Council, and
- Rushcliffe Borough Council.

1.2 This document and appendices updates and supersedes the:

- Sustainability Appraisal Scoping Report (July 2020);
- Preferred Approach Sustainability Appraisal Report (December 2022); and
- Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal Report (2023).

1.3 **Map 1** shows the council administrative areas as listed in the above paragraph.

Map 1: Council administrative areas



The Local Plan

- 1.4 The participating councils have drafted the Greater Nottingham Strategic Plan which will:
- Provide the overall spatial vision and objectives;
 - Include strategic policies for the provision of homes, jobs, community facilities and infrastructure; and
 - Allocate strategic sites for housing, employment and other purposes.

- 1.5 The Greater Nottingham Strategic Plan will form part 1 of the Local Plan for each of the participating councils and when adopted it will replace the existing Core Strategies for Broxtowe, Gedling, Nottingham City and Rushcliffe Councils.

Purpose of this report

- 1.6 The participating councils are legally required to carry out a Sustainability Appraisal of the Local Plan to help guide the selection and development of policies and site allocations.
- 1.7 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans so that the preferred option promotes, rather than inhibits, sustainable development.
- 1.8 This report has been completed to support the consultation on the publication draft of the Greater Nottingham Strategic Plan.
- 1.9 This report covers the scoping of reasonable alternatives and the appraisals on the policies and allocation of strategic sites for housing and employment in Greater Nottingham Strategic Plan.
- 1.10 Following the Publication Draft consultation, the report will be revised and updated to reflect any changes that arise following the consultation. The final Sustainability Appraisal report, which will be submitted alongside the Greater Nottingham Strategic Plan, will detail the final assessment of all reasonable alternative options put forward and the strategic policies and strategic site allocations.

2.Sustainability Appraisal

2.1 **This section updates and supersedes relevant parts of Section 2 of the Scoping Report (July 2020) and Section 2 of the Preferred Approach Sustainability Appraisal Report (December 2022).**

2.2 This section explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.

Sustainability Appraisal

2.3 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of a new or revised Local Plan.

2.4 Paragraph 32 of the National Planning Policy Framework 2023 states:

“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)”.

2.5 The SA is an ongoing process undertaken throughout the preparation of a plan or strategy.

Strategic Environmental Assessment

2.6 The European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation in the UK in July 2004 requires that local planning authorities undertake an ‘environmental assessment’ of any plans they prepare that are likely to have a significant effect upon the environment. The legislation is the Environmental Assessment of Plans and Programmes Regulations 2004 (<http://www.legislation.gov.uk/ukxi/2004/1633/made>).

2.7 Regarding the planning (environmental) requirements now the UK has left the European Union on 31 January 2020, the government had published statutory instruments in relation to environmental assessments and the planning regime in October 2018 (<https://www.gov.uk/government/news/continuity-of-planning-environmental-requirements-when-the-uk-leaves-the-european-union>). These instruments make no substantive changes of policy but now that the UK has left the European Union, these instruments ensure the continued smooth operation of the regimes relating to the environment and the planning system. One of the regimes is the Strategic Environmental Assessment.

- 2.8 The objective of the SEA is stated in Article 1 of the Directive: '[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans ... with a view to promoting sustainable development'.
- 2.9 The SEA should consider the key likely significant effects on the environment including on issues such as:
- Biodiversity;
 - Population;
 - Human health;
 - Fauna;
 - Flora;
 - Soil;
 - Water;
 - Air;
 - Climatic factors;
 - Material assets;
 - Cultural heritage including architectural and archaeological heritage;
 - Landscape; and
 - The interrelationship between the above factors
- 2.10 Both SEA and SA are similar processes that involve a comparable series of tasks. The main difference is that the SEA focuses on environmental effects whereas the SA covers environmental, social and economic matters.
- 2.11 **Table 1** shows how the requirements of SEA are met in the Sustainability Appraisal.

Table 1: How the SEA Directive requirements are met in the SA

SEA Directive requirements (As referred to in Article 5 (1))	Where covered in this report
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 3 of the Sustainability Appraisal Report contains the key messages from the review of all plans, policies and programmes considered relevant to the Greater Nottingham Strategic Plan. Appendix A of the Sustainability Appraisal Report contains the plans, policies and programmes. The key messages and Appendix A have been updated for this consultation. The main objectives of the Greater Nottingham Strategic Plan are set out in Section 3 of this report.
(b) The relevant aspects of the current state of the environment and the	Section 4 of the Sustainability Appraisal Report summarises the characteristics of

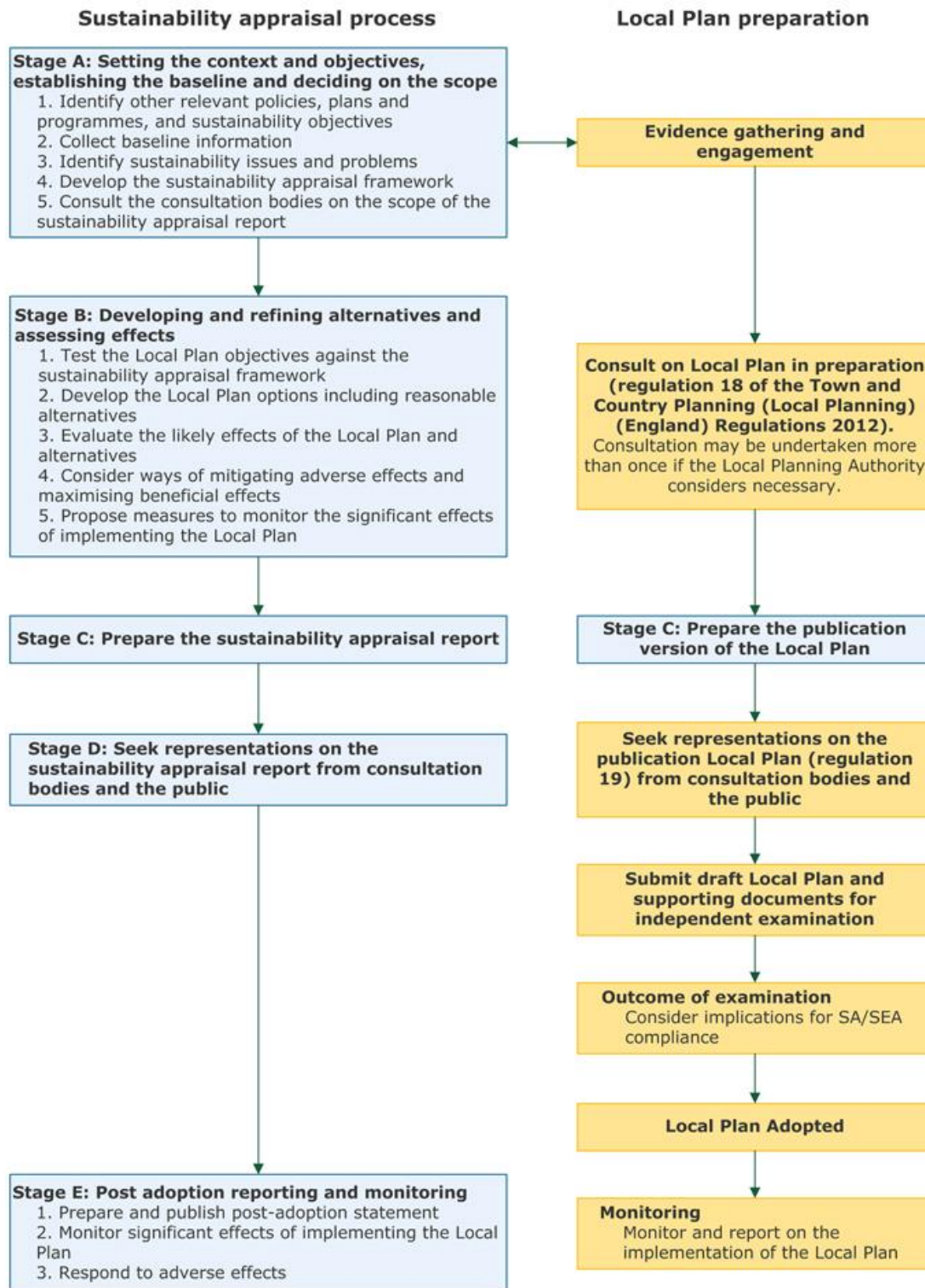
SEA Directive requirements (As referred to in Article 5 (1))	Where covered in this report
likely evolution thereof without implementation of the plan or programme.	<p>the council areas. Section 5 of the Sustainability Appraisal Report describes the sustainability issues facing the council areas. Appendix B contains the baseline data for each council.</p> <p>The likely evolution thereof without implementation of the Greater Nottingham Strategic Plan within Section 5.</p>
(c) The environmental characteristics of areas likely to be significantly affected.	Section 4 summarises the characteristics of the council areas. Appendix B contains the baseline data for each council.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	<p>Section 5 describes the sustainability issues facing the council areas. Sections 7 and 11 in this report refer to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.</p> <p>European Directive 79/409/EEC refers to Special Protection Areas.</p> <p>A separate Habitats Regulations Assessment has been undertaken.</p>
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 3 of the Scoping Report (July 2020) contains the key messages from the reviews of plans, policies and programmes. Section 3 in this report covers the SA objectives in the SA Framework.
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Sections 7, 8, 9, 9A, 9B, 9C and 9D in this report look at the likely significant effects of the reasonable alternatives and the policies and approach within the Strategic Plan.

SEA Directive requirements (As referred to in Article 5 (1))	Where covered in this report
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	The measures to prevent, reduce and as fully as possible offset any significant adverse effects have been considered and included in sections 7, 8, 9, 9A, 9B, 9C and 9D in this report.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Sections 7, 8, 9, 9A, 9B, 9C and 9D in this report summarise the reasons for selecting the reasonable alternatives A description of how the assessment was undertaken is included and any difficulties encountered.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10.	The monitoring framework is included in section 10.
(j) A non-technical summary of the information provided under the above headings.	A non-technical summary has been produced alongside the Sustainability Appraisal report.

Sustainability Appraisal process

- 2.12 There are five key stages in the sustainability appraisal process and paragraph 13 of the national planning practice guidance provides a flowchart to show the process as shown in **Figure 1**.

Figure 1: Sustainability appraisal process flowchart



2.13 For stage A of the SA process, this covers the review of plans, policies and programmes considered relevant to the Greater Nottingham Strategic Plan (stage A1), the baseline data and characteristics of the council areas (stage A2), the key sustainability issues identified (stage A3) and the SA Framework established to test the sustainability of the Greater Nottingham Strategic Plan (stage A4). These elements of the process were first covered in the Scoping Report. A draft version of the Scoping Report prepared for the Greater

Nottingham councils including Erewash Borough Council was previously sent to the three statutory consultation bodies Environment Agency, Historic England and Natural England for informal comments and amendments have been made to reflect the comments received.

- 2.14 The final version of the Scoping Report went out for public consultation, including the three statutory consultation bodies, alongside the Greater Nottingham Strategic Plan Growth Options consultation document in July to September 2020 and again for the extended consultation in February to March 2021. For information, Erewash Borough Council had produced a separate Growth Options Document and Sustainability Appraisal which was issued for consultation in January 2020. Comments on the Scoping Report received via the Greater Nottingham Strategic Plan Growth Options consultation and the Greater Nottingham councils' response are included in **Appendix C**.
- 2.15 This Sustainability Appraisal report which accompanies the Publication Draft Strategic Plan summarises the updates and changes made for the whole stage A of the SA process including the review of plans, policies and programmes considered relevant to the Greater Nottingham Strategic Plan (stage A1), the baseline data and characteristics (stage A2) and the key sustainability issues identified (stage A3). The Sustainability Appraisal report also updates Appendix A which provides the list of all plans, policies and programmes considered relevant to the Greater Nottingham Strategic Plan and Appendix B which provides the baseline data for the Strategic Plan area.
- 2.16 This document summarises the work done during stage B of the SA process which covers the assessment of the Greater Nottingham Strategic Plan against the SA Framework and reasonable alternatives. Stage B1 (testing the plan's objectives) was undertaken at the Growth Options stage (scoping these objectives) and the Preferred Approach stage (housing and employment objectives), with the remaining objectives appraised at this Publication Draft stage. These can be found in Section 7. Stages B2 to B4 comprise the assessment of strategic plan policies and their reasonable alternative policy options, including the allocation of strategic housing, mixed use and employment sites can be found in Sections 8 and 9. Section 10 sets out the measures to monitor the significant effects of implementing the plan (stage B5).
- 2.17 The remaining stage E, which covers the post adoption report and monitoring, will happen when the Greater Nottingham Strategic Plan is adopted.

3. Review of plans, policies and programmes (Stage A1)

- 3.1 **This section updates and supersedes Section 3 of the Scoping Report (July 2020).**
- 3.2 This section looks at the content and main objectives of the plan and reviews the relevant international, national and local plans, policies and programmes to identify their key requirements and assess their relationship to the Greater Nottingham Strategic Plan.
- 3.3 **Table 1** in the introduction section shows Article 5 (1) of the SEA Directive requirements which this section addresses (a) an outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes; and (e) the environmental protection objectives established at international, community or national level which are relevant to Greater Nottingham Strategic Plan and the way those objectives and any environmental considerations have been taken into account during its preparation.

Content and Objectives of the Greater Nottingham Strategic Plan

- 3.4 The Greater Nottingham Strategic Plan establishes the housing and employment targets for Broxtowe, Gedling, Nottingham City and Rushcliffe, who, through this plan, are co-operating on strategic development issues within the Greater Nottingham Core Housing Market Area. This also includes its strategic distribution across the plan area and the identification of those strategic housing, mixed use and employment sites that are critical to the delivery of these development targets.
- 3.5 In addition to development, its distribution and sites, the Strategic Plan contains policies that retain Green Belt protections, establish affordable housing requirements, identify city, town, district and local centres, policy principles that protect heritage and nature conservation assets, and infrastructure required to deliver the plan. These policies and the strategic sites are appraised in Sections 8 and 9.
- 3.6 These policies deliver the objectives of the plan (see Section 7)

Review of other plans, policies and programmes

- 3.7 For stage A of the SA process, the Scoping Report published in July 2020 previously summarised the review of all plans, policies and programmes considered relevant to the Greater Nottingham Strategic Plan by looking at the issues and objectives, targets, the implications for the Greater Nottingham Strategic Plan and the implications for the Sustainability Appraisal. The review in the Scoping Report included the documents related to Erewash Borough Council.

3.8 There is no definitive list of plans that must be reviewed. Responses from the consultation on the Scoping Report highlight a number of documents missing from the list of plans, policies and programmes. These comments and the Greater Nottingham councils' response are included in **Appendix C** which has been updated for the appraisal of the Publication Draft. The list of plans, policies and programmes have been updated to reflect the consultation comments and any recent publications of new or revised planning documents to date are included in **Appendix A**. The key messages which are pertinent to the Strategic Plan and Sustainability Appraisal are summarised in **Table 2**. Policy documents related to Erewash Borough Council which are no longer relevant to the Greater Nottingham Strategic Plan have now been removed in this section and **Appendix A**.

Issues identified from review

3.9 The key messages from the review of plans, policies and programmes are split into different themes as set out in the National Planning Policy Framework (2023), Planning Policy for Traveller Sites (2023) and National Planning Policy for Waste (2014):

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communications
- Making effective use of land
- Achieving well-designed and beautiful places
- Protecting Green Belt land
- Meeting the challenge of climate change and flooding
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals
- Planning and delivering traveller sites
- Achieving sustainable and efficient approach to resource use and waste management

3.10 **Table 2** summarises the key messages from the reviews of plans, policies and programmes

Table 2: Key messages

Key messages	Implications for the SA Framework
<p>Delivering a sufficient supply of homes</p> <ul style="list-style-type: none"> • Reduce homelessness • Reduce the number of empty homes • Improve affordability across the housing market • Increase the supply of homes • Promote self-build or custom build homes • Provide a supply of high quality, well designed, energy efficient housing appropriate to needs of the community including family homes, homes to meet the needs of the ageing population and social housing 	<p>Requires objectives to ensure that the housing stock is of a high quality and meets the requirements of all sectors of the community.</p>
<p>Building a strong, competitive economy</p> <ul style="list-style-type: none"> • Consider the location of new business with regard to accessibility and the local environment • Ensure that the location of industry and commerce brings benefit and not harm to local communities • Regenerate deprived areas through business development • Ensure location of development makes efficient use of existing infrastructure • Understand future demands for business land • Develop economic capacity and expertise • Increase economic diversity • Maximise economic benefit from tourism • Encourage growth in high value, high growth, high knowledge economic activities • Ensure that economic growth goes hand-in-hand with high quality environment • Develop flourishing local economies 	<p>Requires objectives to improve employment skills and levels; to ensure there is sufficient supply of land for business development; to ensure that businesses are located in the correct places and that local communities (especially deprived communities) benefit from them; to ensure that businesses do not cause harm to the communities in which they are situated; and to encourage diversity and high value, high growth, knowledge intensive economic activities, including tourism.</p> <p>Requires objectives to ensure sustainable communities in the countryside.</p>

Key messages	Implications for the SA Framework
<ul style="list-style-type: none"> • Understand future demands for land including type of land and location • Encourage inward investment • Reduce worklessness • Improve skills to help reduce unemployment and deprivation • Ensure supply of employment land • Prevent decline in some rural communities • Promote rural renewal • Development of dynamic, competitive and sustainable economies in the countryside • Connect to fast broadband services and communications 	
<p>Ensuring the vitality of town centres</p> <ul style="list-style-type: none"> • Support efficient, competitive and innovative retail, leisure and other sectors • Promote the vitality of town centres by promoting and enhancing existing centres 	Requires objectives to support the growth and diversity of town and local centres.
<p>Promoting healthy and safe communities</p> <ul style="list-style-type: none"> • Promote social cohesion and inclusion in both urban and rural communities • Support vulnerable groups • Reduce deprivation, focusing on most deprived areas • Tackle poverty in urban and rural areas • Increase social interaction • Improve social development of children • Improve quality of life • Create clean, attractive, quality, safe urban spaces • Access to quality health, education, housing, transport, shopping and leisure services • Ensure equality of opportunity in housing, employment and access to services 	<p>Requires objectives to improve health by providing opportunities for walking, cycling, sport and leisure activities and local food growing opportunities.</p> <p>Requires objectives to create attractive, safe, sustainable communities.</p> <p>Requires objectives to reduce crime and the fear of crime, and change behaviour that is often linked with crime.</p>

Key messages	Implications for the SA Framework
<ul style="list-style-type: none"> • Recognise that different people have different needs • Improve the quality of educational facilities • Improve health and access to quality health facilities • More opportunities for walking and cycling • Improve access to open space and leisure opportunities • Understand the economic benefits of better health in the community • Encourage and support local food growing opportunities • Reduce crime and the fear of crime • Design out crime 	
<p>Promoting sustainable transport</p> <ul style="list-style-type: none"> • Embed accessibility in decisions affecting provision, location, design and delivery of services in both urban and rural areas • Improve social inclusion by making services more accessible • Tackle crime and fear of crime on public transport • Improve the quality and safety of pedestrian and cycling networks • Improve public transport networks • Encourage more people to walk and cycle • Reduce impact of travel on the environment • Maximise the use of existing roads infrastructure and avoid inappropriate development • Reduce traffic and in particular journeys made by car • Improve public transport • Reduce traffic noise, pollution and congestion • Improve the freight network to reduce amount of road freight • Promote sustainable transport • Ensure that the rights of way meet the present and future needs 	<p>Requires objectives to enable the development of a sustainable transport infrastructure that reduces overall levels of travel and ensures accessibility to key services (e.g. health services, education, employment sites, and leisure facilities), the provision of safe walking and cycling routes, and safe accessible public transport.</p>
<p>Supporting high quality communications</p>	<p>Requires objectives to ensure</p>

Key messages	Implications for the SA Framework
<ul style="list-style-type: none"> Support expansion of electronic communications networks, including next generation mobile technology, and full fibre broadband connections to existing and new developments 	<p>electronic communications networks.</p>
<p>Making effective use of land</p> <ul style="list-style-type: none"> Maximise the use of brownfield land for housing, business and commercial development Prioritise the re-use of existing buildings 	<p>Requires objectives to ensure that best use of land is made prioritising the re-use of land and buildings.</p>
<p>Achieving well-designed places</p> <ul style="list-style-type: none"> Ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit 	<p>Requires objectives to ensure good design for new development to maintain a sense of place and to reflect local character.</p>
<p>Protecting Green Belt land</p> <ul style="list-style-type: none"> Need to maintain the openness and prevent coalescence between Nottingham, Derby and other settlements Protect Green Belt from inappropriate development Exceptional circumstances are required for the Green Belt boundaries to be altered 	<p>Requires objectives to ensure that the Nottingham-Derby Green Belt maintain the openness and prevent coalescence between Nottingham, Derby and other settlements.</p>
<p>Meeting the challenge of climate change and flooding</p> <ul style="list-style-type: none"> Encourage low or zero carbon communities Minimise the effects of climate change on human health and on the environment New homes to be energy efficient and able to cope with the effects of climate change Ensure that new development is able to cope with climate change 	<p>Requires objectives to reduce carbon dioxide emissions that contribute to climate change and to ensure that new development is able to cope with the effects of climate change.</p> <p>Requires objectives to improve energy efficiency of new development and to encourage alternative ways of generating energy.</p>

Key messages	Implications for the SA Framework
<ul style="list-style-type: none"> • Spatial planning should contribute to sustainable communities and the reduction of carbon dioxide emissions • Seek secure, clean affordable energy • Reduce amount of energy consumed • Generate energy at local levels • Increase energy efficiency of homes and businesses • Increase the amount of renewable energy produced • Invest in the energy infrastructure • Recover energy from waste • Reduce existing levels of flood risk • Safeguard land used to manage floodwater • Avoid inappropriate development on floodplains • Ensure new development does not afford flood risk elsewhere 	<p>Requires objectives to minimise flood risk by considering where development should take place and by protecting floodplains.</p>
<p>Conserving and enhancing the natural environment</p> <ul style="list-style-type: none"> • Protect and promote biodiversity net gains • Conserve threatened species • Ensure that land uses (including agriculture) does not threaten biodiversity • Protect, restore and improve habitats including woodland and aquatic ecosystems • Create and integrate habitats in urban spaces and in the built environment • Protect and extend heathland • Protect, enhance and extend networks of green spaces and natural elements • Prevent loss of Best and Most Versatile agricultural land • Conserve and enhance the rural landscape • Preserve and enhance local landscape character • Protect, maintain and enhance geological diversity 	<p>Requires objectives to protect, enhance and improve biodiversity, habitats and green infrastructure.</p> <p>Requires objectives to protect and enhance the natural environment; and to encourage people to enjoy the countryside.</p> <p>Requires objectives to prevent pollution and protect air quality.</p> <p>Requires objectives to improve water efficiency, protect water systems and to lessen the effects of flood and drought.</p>

Key messages	Implications for the SA Framework
<ul style="list-style-type: none"> • Open up access to the countryside • Bring improvements to the physical environment through quality design • Promote the creation of a Sherwood Forest Regional Park • Protect geological heritage • Mitigation against harm to the landscape • Prevent and reduce the detrimental impact on human health, quality of life and the environment • Reduce pollution • Ensure that new development does not reduce air quality • Improve water efficiency • Reduce amount of water used by domestic properties • Lessen effects of flood and drought • Reduce water pollution • Enhance and protect aquatic water systems • Promote the use of SUDS where appropriate 	
<p>Conserving and enhancing the historic environment</p> <ul style="list-style-type: none"> • Conserve and enhance the townscape • Provide opportunities to value local heritage • Bring improvements to the physical environment through quality design • Conserve designated and non-designated heritage assets and their setting, including Listed Buildings, Conservation Areas and Scheduled Monuments 	Requires objectives to protect and enhance the built environment and to encourage people to enjoy their local heritage.
<p>Facilitating the sustainable use of minerals</p> <ul style="list-style-type: none"> • Promote development that minimises the use of resources • Prevent soil loss • Prevent contaminated land • Safeguarding mineral resources 	Requires objectives to promote development that minimises the use of resources and safeguarding minerals resources to meet future needs.

Key messages	Implications for the SA Framework
Planning and delivering traveller sites <ul style="list-style-type: none"> • Provide adequate amount of land for gypsies and travellers 	Requires objectives to ensure adequate amount of land for gypsies, travellers and travelling showpeople.
Achieving sustainable and efficient approach to resource use and waste management <ul style="list-style-type: none"> • Reduce amount of municipal and commercial waste produced • Recycle, compost or re-use waste • Minimise harm to the environment and human health from waste treatment and handling • Disposal of waste to be considered the last option 	Requires objectives to reduce or re-use waste, and to prevent harm to human health and the environment from waste.

4. Baseline data and characteristics (Stage A2)

- 4.1 This section updates and supersedes Section 4 of the Scoping Report (July 2020).
- 4.2 This section looks at the baseline data and characteristics for each council area.
- 4.3 **Table 1** in the introduction section shows Article 5 (1) of the SEA Directive requirements which this section addresses (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; and (c) the environmental characteristics of areas likely to be significantly affected.
- 4.4 The Councils have baseline information on social, economic and environmental characteristics of the area in order to provide the basis for predicting and monitoring effects of the strategic policies in the Greater Nottingham Strategic Plan. The baseline information will also help to identify sustainability issues and potential ways of dealing with them.
- 4.5 For stage A of the SA process, the Scoping Report published in July 2020 summarised the baseline data and characteristics of the participating Greater Nottingham councils including Erewash Borough Council. The baseline data has now been updated and included in **Appendix B**. All data related to Erewash Borough Council has now been removed in this section and Appendix B.
- 4.6 The baseline data has been collected for the following themes which include the themes set out in the previous section:
- Characteristics of the council administrative areas
 - Population and demographics
 - Homes
 - Economy
 - Town centres
 - Healthy and safe communities
 - Transport
 - High quality communications
 - Effective use of land
 - Well-designed places
 - Green Belt
 - Climate change and flooding
 - Natural environment
 - Historic environment
 - Sustainable use of minerals
 - Traveller sites
 - Waste

Characteristics of the council administrative areas

- 4.7 The Greater Nottingham Strategic Plan area includes the administrative areas of four councils. This consists of the city of Nottingham in the centre, surrounded by Broxtowe, Gedling and Rushcliffe councils.
- 4.8 Nottingham City is one of the designated Core Cities recognised as of national importance and consists of a very compact and a high-density urban area. The other councils consist of a mix of urban and rural areas.
- 4.9 Broxtowe is the most densely populated authority after Nottingham City and is typified by an urban south and a rural north with the M1 motorway (running in a north/south direction) acting as the divide between the main built-up area of Nottingham and the remaining settlements at Awsworth, Brinsley, Eastwood and Kimberley and other rural villages including Cossall, Babbington, Moorgreen and Trowell.
- 4.10 Gedling Borough is a mix of urban and rural areas with the majority of residents living within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located in Ashfield District but has close links to Nottingham City. The remainder of the Borough is predominantly rural with key settlements at Bestwood Village, Calverton and Ravenshead and a number of smaller villages including Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.
- 4.11 Rushcliffe is the largest of the councils with the lowest population density with the majority of residents living in West Bridgford, a large suburb to the south of Nottingham City. The remainder of the Borough is predominantly rural with six key settlements (Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington) and a number of smaller villages including Aslockton, Bunny, Car Colston, Colston Bassett, Costock, Cropwell Bishop, East Bridgford, Flintham, Gotham, Granby, Hawksworth, Hickling, Langar, Kinoulton, Kneeton, Newton, Normanton on Soar, Orston, Rempstone, Shelford, Shelton, Sutton Bonington, Thrumpton, Tollerton, Upper Broughton, West Leake, Whatton, Willoughby on the Wolds and Wysall.

Population and demographics

- 4.12 The total population of the Greater Nottingham Strategic Plan area has grown from 638,500 in 2011 to 670, 800 in 2021 equating to an increase of 4.8% population growth (33,300 people) during that period.
- 4.13 Broxtowe has the smallest population of 110,700 people in 2021 with an increase of 1.1% (1,200 people) since 2011 (however the population figure for 2021 within Broxtowe is likely to be affected by a reduced number of students living in the Borough during the covid pandemic). Gedling also saw relatively small increases in population during the same period with 3.1% growth (3,600 people). Rushcliffe's population has increased by 6.6% (7,800 people) since 2011. Nottingham City has the largest population of 323,600 people in 2021

(which makes up 48% of the total population for the council areas) with an increase of 6.5% (19,700 people) since 2011. However, as with Broxtowe, the City saw a decline between 2017 and 2021 of 5,600 people due to the pandemic and the absence of students in 2021.

- 4.14 In 2021, Nottingham City is relatively ethnically diverse with 42.7% of the total population coming from Black and Minority ethnic groups (i.e. all categories except White British). This has increased from 18.9% in 2001. The total population coming from Black and Minority ethnic groups in 2021 in Broxtowe is 15.5% followed by 14.4% in Gedling and 13.9% in Rushcliffe.
- 4.15 The populations in Broxtowe, Gedling and Rushcliffe are ageing and the proportion of the total population being 65 or over in these council areas increased by approximately 3% in 2021 since 2011. This trend is not replicated in Nottingham City where the proportion of the total population being 65 or over did not increase between 2011 and 2021 (remaining at 11.7%). The population in Nottingham City has a larger proportion of residents in the 18-24 age range (20.2% of the City's population in 2021) compared to other councils primarily due to the number of students attending the two universities (University of Nottingham and Nottingham Trent University).
- 4.16 Rushcliffe is the least deprived area ranking 314 out of 317 in England in the Index of Multiple Deprivation 2019. Broxtowe and Gedling are all relatively stable in the middle of the ranking table in 2019 (ranking 220 and 209 respectively). Nottingham City is the most deprived ranking 11th most disadvantaged out of 317 areas in England in 2019.
- 4.17 Broxtowe, Gedling and Rushcliffe all have pockets of deprivation that sit alongside areas that are less deprived. In terms of the 2019 Index of Multiple Deprivation, Broxtowe has none in the most deprived 10%. Gedling has one significant pocket of deprivation within Killisick. Other areas of deprivation include Eastwood and Chilwell within Broxtowe and Netherfield, Colwick, Bestwood and Newstead Village within Gedling. For Nottingham City, 54 of the 182 super output areas (SOAs) in the area are in the 10% most deprived nationally and Rushcliffe has no areas within the worst 30%.

Homes

- 4.18 The Greater Nottingham Strategic Plan area has delivered a total of 27,430 (net) new homes between 1 April 2011 and 31 March 2023. Nottingham City delivered 52.3% of the total (14,354 homes) at an average delivery rate of 1,196 homes per annum. The contribution from the other authorities has increased in recent years, most notably within Rushcliffe where delivery between 2011 and 2015 did not exceed 400 homes but has exceeded 1000 homes between 2021 and 2023. This increase is a direct result of strategic and non-strategic sites identified within the Local Plan being delivered.
- 4.19 Nottingham has two world class universities (University of Nottingham and Nottingham Trent University) resulting in high demand for student accommodation in the City Centre over the last few years. To meet this

demand Nottingham City has delivered 7,311 purpose-built student dwellings between 1 April 2011 and 31 March 2023. Broxtowe has also seen an increase in demand for student accommodation which is focused largely in Beeston (which is located close to the western entrance of the University of Nottingham).

- 4.20 Between 1 April 2011 and 31 March 2023 there were 3,884 new affordable dwellings delivered in total. Nottingham City and Rushcliffe delivered the vast majority of these (1,615 and 1,328 affordable dwellings respectively). In Nottingham City this equated to 11% of their total net completions (excluding student accommodation). In Rushcliffe this was greater, at 20% of their net completions. The proportion of affordable dwellings is relatively consistent in Broxtowe and Gedling with the former achieving 16% and the latter 14% of their total net completions.
- 4.21 The 2021 Census shows that Nottingham City has a largest proportion of terraced dwellings and flats, maisonettes and apartments and the smallest proportion of detached dwellings compared to other councils. 64% of all flats, maisonettes and apartments across the Greater Nottingham Strategic Plan area fall within Nottingham City. Conversely 29% of detached houses across the area fall within Rushcliffe, reflecting the trends in deprivation.
- 4.22 Average house prices have increased. Reflecting the deprivation trends, in 2023 Rushcliffe has the highest average house price (£348,707) with Nottingham City having the lowest average (£195,187). Property prices in Broxtowe and Gedling are moderate with prices around £249,735 and £241,699 respectively. The average house prices for Broxtowe and Gedling are similar to the average for Nottinghamshire (£232,472).
- 4.23 The total number of homelessness acceptances has increased from 717 in 2011/12 to 1,099 in 2022/23. However, the Homelessness Reduction Act 2017 came into force on 3 April 2018, and this extended the definition of homelessness. In Nottingham City the number of homelessness acceptance fell from 617 to 429, in Rushcliffe it remained level at around 30, whilst in Broxtowe and Gedling the numbers increased significantly from 3 to 353 and 63 to 286.
- 4.24 The total number of vacant dwellings fell by 637 dwellings between 2011 and 2022 with all councils seeing a respective decrease. Broxtowe and Nottingham City were the only two councils that had local authority owned vacant dwellings in their areas in 2011. In Nottingham City the number almost fell by half from 842 in 2011 to 456 in 2022. In Broxtowe these increased from 74 to 151. The number of private registered provider vacant dwellings also fell from 265 dwellings in 2011 to 171 dwellings in 2022.

Economy

- 4.25 As a regional economic hub, Nottingham City is the main work destination for the majority of residents living within the city and surrounding areas. The latest data shows a 6.7% decrease in the number of employee jobs in Nottingham

City from 215,000 in 2015 to 200,400 in 2021. Across Greater Nottingham employee jobs fell by 3.3% from 320,000 in 2015 to 309,400 in 2021.

- 4.26 The top 20 employers (ranked by turnover) in the Greater Nottingham Strategic Plan area by the list of the Nottinghamshire's Top 200 Companies for 2022 is shown in Appendix B. This shows a strong local focus for pharmaceuticals and optical equipment, retailing, ICT technology and finance and banking. Boots UK Limited (which spans the Broxtowe and Nottingham City boundary) is the largest employer in the area employing more than 40,000 people.
- 4.27 The number of economically active residents (the working age population) for all councils has increased by 2.8% from 275,600 in 2011 to 283,355 in 2021. Across Greater Nottingham, as a proportion of the people between 16 and 64 in employment fell slightly from 65% to 64% between 2011 and 2021.
- 4.28 The unemployment rate fell by 6.2% for the same period with the most significant fall of 27% in Rushcliffe. In Broxtowe and Gedling, unemployment also fell from around 5 or 6% to 3%. This is not as significantly a decline as in Rushcliffe. In Nottingham City unemployment rates have remained around 6%.
- 4.29 The weekly pay of full-time employees working in the Greater Nottingham Strategic Plan area has increased by an average of £153.55 between 2011 and 2022. However, there is a clear contrast between the average change in weekly earnings for full time employees working in Nottingham City during this period (+£103) compared to Gedling (+£197.60). For full time employees living in the Greater Nottingham Strategic Plan area, weekly pay earnings have increased by an average of £117.85 between 2011 and 2022. However, there is a clear contrast between the average change in weekly earnings for full time employees living in Nottingham City during this period (£106.4) compared to Gedling (£130.60). In 2022, total weekly earnings for full time employees living in Nottingham City and Gedling remain lower than in the Greater Nottingham Strategic Plan area with full time employees living in Rushcliffe earning £170.40 more than those living in Nottingham City.
- 4.30 More than half (51%) of all persons in employment in the Greater Nottingham Strategic Plan area are employed in management, professional, technical and skilled trades. Rushcliffe has a high proportion of the working age population employed in managerial (17.2%) or professional occupations (32.7%) in 2023. Gedling also has a high proportion of employees in these senior roles. Broxtowe has the highest proportion of residents in professional occupations (32.8%).
- 4.31 The majority of the working age population are qualified to NVQ2 or above (e.g. five or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent). Rushcliffe has a high proportion of the working age population qualified to NVQ2 or above (66.4%) compared to other councils. 15.9% of the working age population in Nottingham City does not have any qualifications. Broxtowe and Gedling have slightly less at 14.5%.

- 4.32 There are a number of key employment sites in the area which have been subject to development proposals. The Alliance Boots site has gained outline consent to deliver up to 82,000 sqm employment floorspace (B1a, B1b, B1c, B2 and B8), up to 2,500 sqm retail & food/drink (A1, A2, A3, A4 and A5), non-residential institutions (D1), residential institutions and up to 675 residential units (C2 & C3) in 2014. Boots have recently completed a separate scheme to deliver the highways infrastructure required to support the development. Beeston Business Park has gained consent for industrial, storage and distribution buildings (use classes B1(c), B2 and B8) and 310 dwellings. No planning application has been submitted for MediPark. Nottingham Science Park has planning consent granted in January 2019 for a three storey B1 office building with undercroft parking, cafe, conference and meeting space at ground floor (17/02866/PFUL3).
- 4.33 Between 2011 and 2023, 56.13 hectares of employment land was lost to housing or other uses. Nottingham City has the highest proportion of employment land lost to housing or other uses (36.65 hectares) compared to other councils. 97,231 sqm of offices and 49,365 sqm of industry and warehousing within Nottingham were lost to housing or other uses.

Town centres

- 4.34 Nottingham City is the primary centre in the hierarchy. It is a leading City in the East Midlands with its shopping facilities ranked as amongst the best in England. Within the Nottingham City area there is also a town centre at Bulwell, three district centres (Clifton, Hyson Green and Sherwood) and 12 local centres. There are also 42 centres of neighbourhood importance.
- 4.35 Broxtowe has a town centre located in Beeston with three district centres (Eastwood, Kimberley and Stapleford) and a centre of neighbourhood importance. For Gedling, Arnold town centre is the largest centre in the Borough. There are eight local centres including village centres at Burton Joyce, Calverton and Ravenshead. Rushcliffe has two district centres (Bingham and West Bridgford) in addition to six local centres and 11 centres of neighbourhood importance.
- 4.36 A City Council survey revealed that in 2023, 11.9% of the 1,209 units in the City Centre were vacant (144 units). Broxtowe's shopping centre surveys revealed that in June 2022 there were 9.8% vacant units out of 194 units in Beeston. Three district centres had an average of 10.4% vacant units (Eastwood 11.7%, Kimberley 9.8% and Stapleford 9.8%). Gedling's shopping centre surveys revealed that in August 2023 there were 8% vacant units out of 211 units in Arnold. Rushcliffe's shopping surveys revealed that in April/June 2019 there were 8% vacant units out of 90 units in Bingham and 1.5% vacant units out of 133 units in West Bridgford.

Healthy and safe communities

- 4.37 Life expectancy at birth has increased for both males (by an average of 1.1 years) and females (by an average of 0.5 years) since 2008. Life expectancy

for females remains higher than for males. Life expectancy in Nottingham City is lower than the surrounding council areas with life expectancy in Rushcliffe being higher than surrounding council areas.

- 4.38 Crime statistics for each council area are provided in Appendix B. Recorded crime has remained broadly stable over the last few years. Unfortunately, due to changes in the recording of crime, the effects of social distancing during pandemic (which reduced crime) and only having half a year's crime data for 2023, there is limited long term reliable data on this issue. For all authorities, levels of crime between 2021 and 2022 remained the same.
- 4.39 The Sport England Active Lives Survey shows that the respondents in the Greater Nottingham Strategic Plan area are being active. Respondents in Rushcliffe were more active than respondents in other council areas, with 74% playing sport for 150+ minutes at moderate intensity at least once a week. The survey also reveals that at least 75% of the respondents had taken part in sport and physical activity twice in the last 28 days prior to the survey being undertaken.

Transport

- 4.40 The Greater Nottingham Strategic Plan area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The major upgrade of the M1 between junctions 23a to 25 has been completed and is now operating as a smart motorway. The A453 linking Nottingham with junction 24 of the M1 has been upgraded to a dual carriageway. The A52 provides a trunk road connection from Derby to Nottingham including to the A46 which runs between the M1 north of Leicester to the A1 at Newark. Orbital movements in Nottingham are less well accommodated with there being only a partial ring road (A52 and A6514). Colliery Road, a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road, has now been completed, thereby extending (but not completing) the ring road.
- 4.41 There are a number of other major transport routes that run through the Greater Nottingham Strategic Plan area such as the A60 which runs from Loughborough to Mansfield via Nottingham, the A612 from Nottingham towards Southwell, the A614 which is the main northern route from Nottingham towards the A1.
- 4.42 There are 15 railway stations in the HMA. The primary station is Nottingham, which is on the national London St Pancras to Sheffield/Leeds rail line and hosted in excess of 5,202,438 journeys in 2021/2. This north/south national rail line also stops at East Midlands Parkway in Rushcliffe. The Nottingham-Leeds and Norwich-Liverpool rail line also run through Nottingham station, stopping at Langley Mill. The Matlock-Newark rail line runs through Broxtowe, Nottingham City and Gedling stopping at Attenborough, Beeston, Nottingham and Carlton. The Nottingham-Lincoln rail line runs through Gedling stopping at Carlton and Burton Joyce. The Nottingham-Skegness rail line runs through Nottingham City, Gedling and Rushcliffe stopping at Netherfield, Radcliffe,

Bingham, Aslockton, Elton and Orston. The Nottingham-Mansfield Woodhouse rail line runs through Nottingham City and Gedling stopping at Bulwell and Newstead. All stations in Gedling (Burton Joyce, Carlton, Netherfield and Newstead) and Nottingham City (Nottingham and Bulwell) have seen an increase of station usage since 2011. Both stations in Broxtowe (Attenborough and Beeston) have seen marginal decreases in station usage since 2015/16.

- 4.43 Compared to pre-pandemic levels, all stations have seen a decline in travellers. This reflects the changes in work patterns and the increased ability, provided by technology, for remote working away.
- 4.44 In October 2023, the Government announced that the eastern spur of HS2 between Birmingham and East Midlands Parkway would not go ahead. Instead money would be spent on range of more local transport infrastructure, including rail, road and bus. This is set out in *Network North* which identifies £36 billion in funding and identifies some indicative projects within the plan area, including tram extensions and improvements to the Maid Marion rail line.
- 4.45 Derby and Nottingham have been allocated £161 million from the Transforming Cities Fund to deliver a range of schemes focusing on city centre connectivity, better connecting Derby, Nottingham and East Midlands Airport and Nottingham/Derby growth corridors.
- 4.46 There are five Park and Ride sites with the Greater Nottingham Strategic Plan area where people park and take public transport into Nottingham and Derby; three sites surrounding Nottingham City, one just off the A52 in Broxtowe and one at Clifton in Rushcliffe.
- 4.47 In 2018/19 the combined number of passenger journeys by bus and tram in the Greater Nottingham Strategic Plan area was 82.75 million of which 17.73 million passenger journeys were by tram only. In 2011/12, the figures were 76.21 million passenger journeys, and 9.02 million passenger journeys were by tram only.
- 4.48 The traffic growth in 2017 has increased by an average of 0.4% in Broxtowe. Within traffic growth decreased in Gedling between 2010 and 2021 by 6.4% (reflecting the impacts of Covid). Pre Covid traffic increased by 3.7 between 2010 and 2019. In Nottingham City, in 2022 traffic growth increased post Covid by 1.3% (since 2019). In Rushcliffe traffic has continued to decline since 2010 and this accelerated during Covid, falling by 13.6% by 2021.
- 4.49 For the cycle growth in 2022, the number of cycling trips in Gedling and Nottingham City increased by 14.8% and 24.1% respectively since the 2010 base. Within Broxtowe and Rushcliffe figures between 2010 and 2017 show an increase of 11.9% and 23.4% respectively.

High quality communications

- 4.50 There is no baseline data relating to high quality communications.

Effective use of land

- 4.51 In total, 23,226 homes delivered between 2011 and 2023 were built on previously developed land. For Nottingham City, 17,225 homes were built on previously developed land, and this equated to 96.3% of their total dwellings.
- 4.52 In order to increase the number of houses built on previously developed land (also known as brownfield land) the Government requires local authorities to prepare and maintain a register of brownfield land that is suitable for residential development. Brownfield land registers provide up-to-date and consistent information on sites that the councils consider to be appropriate for residential development. In total there are currently 296 sites on the councils' brownfield registers which consists of 377.04 hectares of brownfield land. It should be noted that most sites on the brownfield registers have planning consent for residential development.

Well-designed places

- 4.53 There is no baseline data relating to well-designed places.

Green Belt

- 4.54 Green Belt designation covers approximately 31,126.6 hectares (46%) of the Greater Nottingham Strategic Plan area. Rushcliffe is the only authority within which there an outer Green Belt boundary (i.e. contains areas of countryside beyond and not designated as Green Belt).

Climate change and flooding

- 4.55 There are four Air Quality Management Areas within the Greater Nottingham Strategic Plan area all declared to control the pollutant Nitrogen dioxide NO². The whole of Nottingham City is covered by an Air Quality Management Area. Broxtowe has recently revoked the only Air Quality Management Area which encompassed twenty properties on parts of Iona Drive and Tiree Close next to the M1 motorway in Trowell. Gedling has one Air Quality Management Area incorporating land adjacent to a stretch of the A60 Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road. Rushcliffe has one Air Quality Management Area, this encompasses the Lady Bay Bridge/Radcliffe Road junction, the Trent Bridge/Loughborough Road/Radcliffe Road junction and the Wilford Lane/Loughborough Road/Melton Road junction in West Bridgford.
- 4.56 The latest estimates of end-user carbon dioxide (CO₂) emissions for the council areas show that between 2011 and 2017 the CO₂ emissions decreased as shown in a table in Appendix B. Nottingham City has a larger decrease compared to the other councils from 5.1 in 2011 to 3.5 in 2017. Emissions for Rushcliffe have been published up to 2021 and these indicate that emissions have stabilised at around 1.5 kt CO₂. Similarly, in Broxtowe, figures for 2019 also show a stabilisation of around 3.6 kt CO₂.

- 4.57 The River Erewash, River Leen and River Trent run through the Greater Nottingham Strategic Plan area. The River Trent borders the southern parts of the Borough and forms the boundary between Gedling and Rushcliffe. There are 76,913 properties that are affected by flooding, 47,651 in Flood Zone 2 and 29,262 in Flood Zone 3.

Natural environment

- 4.58 The national Green Flag Award recognises and rewards well managed parks and green space, not only for reaching high environmental standards, but also for ensuring access to quality green space and involving local communities in their upkeep, development and use. In 2023 there were 24 open spaces managed to Green Flag Award standard.
- 4.59 There are 17 designated Sites of Special Scientific Interest, including a site that covers both Broxtowe and Nottingham City (Seller's Wood), covering 381.44 hectares within the Greater Nottingham Strategic Plan area. These have been designated for a range of different reasons (many of which are important because of their wetness and acidity) including species rich grasslands, woodlands and marsh land. Many of the SSSI's within the Greater Nottingham Strategic Plan area are as a result of the restoration of former minerals extraction sites (including gravel, clay, plaster and brick pits and quarries) and disused railway cuttings as shown in a table in Appendix B.
- 4.60 There are no National Nature Reserves. There are 42 Local Nature Reserves covering 689.46 hectares. Broxtowe and Nottingham City have the greatest number of Local Nature Reserves (15 sites and 14 sites respectively).
- 4.61 The Greater Nottingham Strategic Plan area has a diverse range of natural habitats, which includes several valuable sites for nature conservation and biodiversity. There are 491 Local Wildlife Sites covering 4,825.91 hectares and there are 42 Local Geological Sites covering 36.65 hectares.
- 4.62 There are 4,834.04 hectares of woodland area. Much of the woodland included in the National Forest Inventory is located within Gedling (1,795.8 ha), which includes large amounts of Broadleaved and Conifer woodland to the north of the borough and Rushcliffe (2,024.04 ha), which also includes large amount of Broadleaved and Conifer woodland. In addition, there are 366.78 hectares of ancient woodland within the Greater Nottingham Strategic Plan area. The majority of this (175.9 hectares) is located in Broxtowe where High Park Wood (located to the north of the Borough) forms ancient and semi-natural woodland.

Historic environment

- 4.63 Nottingham City and many areas within the surrounding councils have a strong sense of heritage. The Greater Nottingham Strategic Plan area has a strong literary heritage including Newstead Abbey Park (once home to Lord Byron) which is a major feature in the north of Gedling. Most of the north of Broxtowe, in particular Eastwood and Brinsley, are associated with DH Lawrence who

grew up in the area and used this as the focus for many of his famous novels. There is textile and industrial heritage legacy including the lace mills in Nottingham, the canal network and the Nottingham caves network.

- 4.64 In 2019 there were 2,230 heritage assets. There are 57 Grade I Listed Buildings, 87 Grade II* Listed Buildings and 1,695 Grade II Listed Buildings. In addition, there were also 52 Scheduled Monuments, 18 Registered Parks and Gardens (covering 747 hectares) and 85 Conservation Areas (covering 2,423.95 hectares). Nottingham City and Rushcliffe have 80% designated heritage assets with more than half of the Grade I Listed Buildings located within Rushcliffe. In 2023 there were 14 Listed Buildings (1% of the total), 4 Conservation Areas (5% of the total) and 6 Scheduled Monuments (11% of the total) included on the national Heritage at Risk Register.
- 4.65 There are 13 accredited museums in the Greater Nottingham Strategic Plan area, including a museum on DH Lawrence in Broxtowe, Newstead Abbey in Gedling and Nottingham Castle in Nottingham City. It should be noted that this does not include non-accredited museums such as Nottingham Transport Heritage Centre/Great Central Railway, Ruddington Framework Knitters Museum and Ruddington Village Museum in Rushcliffe.

Sustainable use of materials

- 4.66 Nottinghamshire County Council are responsible for the production of the Minerals Local Plan which covers the plan area.
- 4.67 The type and area of mineral resources is summarised in Appendix B. The majority of surface coal falls within Broxtowe and the majority of brick clay falls within Gedling. There are 3 hectares of single hard rock limestone quarry at Linby (in Gedling). There are 11,041 hectares of gypsum in Rushcliffe. There are sand and gravel deposits across the Greater Nottingham Strategic Plan area with the Rushcliffe having the majority (3,627 hectares).

Traveller sites

- 4.68 There are no known gypsy and traveller pitches in Broxtowe and Gedling. For Nottingham City, there are 60 permanent pitches, including 20 for travelling showpeople. Rushcliffe has 14 pitches.

Waste

- 4.69 Nottinghamshire County Council and Nottingham City Council are responsible for the production of the Joint Waste Local Plan for the area.

5. Key sustainability issues (Stage A3)

- 5.1 **This section updates and supersedes Section 5 of the Scoping Report (July 2020).**
- 5.2 This section looks at the key sustainability issues which have been identified from the review of other relevant plans, policies and programmes (stage A1) and the baseline data (stage A2).
- 5.3 **Table 1** in the introduction section shows Article 5 (1) of the SEA Directive requirements which this section addresses (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; and (d) any existing environmental problems which are relevant to the plan or programme.
- 5.4 For stage A of the SA process, the Scoping Report published in July 2020 included a table which summarised the key sustainability issues which affected the Greater Nottingham councils including Erewash Borough Council. Responses from the consultation on the Scoping Report highlight a number of comments on the key sustainability issues. These comments and the Greater Nottingham councils' response are included in **Appendix C**.
- 5.5 It is considered that the amended list of plans, policies and programmes and the updated baseline data (which no longer include Erewash Borough Council) do not change the sustainability issues identified in the Scoping Report and the issues remain the same for the Greater Nottingham councils.
- 5.6 **Table 3** sets out the role of the Greater Nottingham Strategic Plan in tackling identified key sustainability issues. For clarification, the issues are listed in no particular order of importance.

Table 3: Key sustainability issues identified

Key sustainability issue	Role of the Greater Nottingham Strategic Plan
<p>Further population growth is projected.</p> <p>Different areas would require specific types of housing.</p>	<p>The impacts of the projected population increases for each council are likely to be significant.</p> <p>The Greater Nottingham Strategic Plan can ensure that an appropriate number of new dwellings are developed in appropriate locations.</p> <p>The Greater Nottingham Strategic Plan can have a role in ensuring the right types of housing are delivered.</p> <p>The Greater Nottingham Strategic Plan can also make provision for appropriate employment opportunities and deliver adequate infrastructure for existing and future residents.</p>
<p>There is a need to ensure that adequate amount of land is provided for gypsies, travellers and travelling showpeople.</p>	<p>The Greater Nottingham Strategic Plan can have a role in ensuring that the right pitches and plots are delivered for gypsies, travellers and travelling showpeople.</p>
<p>Some of the rural settlements are very isolated and suffer from poor transport links. The access to facilities is vital.</p>	<p>The Greater Nottingham Strategic Plan can help reduce the need to travel by allocating strategic sites in areas well served by public transport and ensure that they benefit from a range of services and employment.</p>
<p>There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.</p>	<p>The Greater Nottingham Strategic Plan can help reduce the need to travel by allocating sites in areas well served by public transport.</p>
<p>There are different areas that have relatively high deprivation.</p>	<p>The provision of new allocations for housing and employment with improved linkages to existing communities alongside improvements to facilities and the local environment can help to address deprivation.</p>

Key sustainability issue	Role of the Greater Nottingham Strategic Plan
The house prices are high and there is a significant need for affordable housing provision.	The Greater Nottingham Strategic Plan can ensure that new affordable dwellings are provided in appropriate locations.
The population is ageing.	The Greater Nottingham Strategic Plan can have a role in ensuring the right type of new homes, services and facilities are delivered to suit the needs of the ageing population.
There is a need to maintain the employment base.	The Greater Nottingham Strategic Plan can ensure that an appropriate supply of good quality employment land is provided in appropriate locations to serve projected demands and ensure a range and choice of employment locations.
The proportion of the workforce employed in the service sector is very large.	The Greater Nottingham Strategic Plan can provide for different types of employment to ensure that the economic base does not continue to narrow as this could have a detrimental effect on the economy as a whole.
There is a need to support the growth and diversity of town and local centres.	The Greater Nottingham Strategic Plan can have a role in ensuring that the vitality and viability of centres is protected.
<p>A high proportion of land within Broxtowe Borough, Gedling Borough, Erewash Borough and Rushcliffe Borough areas is Green Belt.</p> <p>There is therefore potential for conflict between the need to protect Green Belt from inappropriate development and the need to provide sufficient land for new homes in line with the housing requirement.</p>	<p>The Greater Nottingham Strategic Plan needs to balance the need to provide sufficient land for housing growth with the need to protect the Green Belt where possible.</p> <p>The Greater Nottingham Strategic Plan can address a revision of the Nottingham-Derby Green Belt.</p> <p>For clarification, the Green Belt is a policy tool and not an environmental protection designation. As such it will not be included as part of the Sustainability Appraisal Framework to be used to test the sustainability of the Greater Nottingham Strategic Plan. However, careful consideration</p>

Key sustainability issue	Role of the Greater Nottingham Strategic Plan
	will be given to the impact of the Greater Nottingham Strategic Plan on the Nottingham-Derby Green Belt based on the Green Belt assessment and through the site selection process.
There is a need to maintain high rates of brownfield development.	There will be limited scope for the Greater Nottingham Strategic Plan to locate strategic sites on brownfield land due to the need to locate the large proportion of the housing requirement within the urban area where the number of brownfield sites is very limited. Consequently the provision of new allocations to meet projected population increases is likely to involve significant releases of greenfield land.
There is a need to halt biodiversity loss and help to restore ecological networks.	The Greater Nottingham Strategic Plan can look to ensure that a net gain in biodiversity is achieved which strengthens ecological networks and works towards the Nature Recovery Network at a strategic level.
There are a large number of sites, including isolated sites, which are important in landscape and biodiversity terms and should be conserved and enhanced where possible. There is also a need to conserve and enhance connectivity corridors.	The Greater Nottingham Strategic Plan can look to protect and enhance green infrastructure, landscape and biodiversity.
There are a large number of heritage assets which have historic or architectural significance and should be conserved and enhanced where possible.	The Greater Nottingham Strategic Plan can look to conserve designated and non-designated heritage assets and their setting and identify opportunities to enhance or better reveal these assets. Consideration of different levels of harm and mitigation would be taken into account.
There is a need to conserve and enhance the distinctive character and contribute towards creating a sense of place within new developments.	The Greater Nottingham Strategic Plan can examine the function of existing settlements and set out an approach on the design of new developments.
There is a need to enhance and protect water systems.	The Greater Nottingham Strategic Plan can look to protect and enhance blue infrastructure.

Key sustainability issue	Role of the Greater Nottingham Strategic Plan
There are significant areas which are at risk from flooding.	The Greater Nottingham Strategic Plan can ensure that sites at risk from flooding are protected from development. Where development is deemed necessary within flood risk areas, the Greater Nottingham Strategic Plan will help by including policies to ensure that development will be safe from flood risk over the lifetime of the development without increasing flood risk to third parties.
There is a need to improve energy efficiency and reduce contributions to climate change.	The Greater Nottingham Strategic Plan can set out an approach to reduce carbon emissions.
There are a number of Air Quality Management Areas within the council areas.	The Greater Nottingham Strategic Plan can help to reduce pollutants arising from traffic through reducing the need to travel by locating strategic sites in areas well served by public transport and close to local services and facilities. It will also help by locating potentially polluting strategic level development away from sensitive locations.
There is a need to safeguard minerals resources to meet future requirements.	The Greater Nottingham Strategic Plan can ensure that there are sufficient minerals resources available to meet future development requirements.

Effects upon key sustainability issues if the Strategic Plan is not adopted

- 5.7 This part of Section 5 looks at the 'do nothing' or 'business as usual' approach for each of the participating councils without the implementation of the Greater Nottingham Strategic Plan.
- 5.8 **Table 1** in the introduction section shows Article 5 (1) of the SEA Directive requirements which this section addresses (b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- 5.9 **Table 4** below appraises the effects upon the key sustainability issues (identified in Table 3 above) of not adopting the Strategic Plan.

Table 4: Effects upon key sustainability issues if the Strategic Plan is not adopted

Key sustainability issue	Effects of not implementing the Strategic Plan
<p>Further population growth is projected.</p> <p>Different areas would require specific types of housing.</p>	<p>Population growth and additional housing would not be coordinated across the four Greater Nottingham Authorities, or with planned economic development, infrastructure, or services and facilities. Housing needs would not be met and may lead to unsustainable patterns of development if not coordinated across Greater Nottingham</p> <p>Existing Core Strategy policies would become out of date (notably in Rushcliffe which sets affordable housing requirements in its Core Strategy) and affordable housing requirements agreed on a case by case basis, leading to more profitable forms of house types and tenures. Some residents would then be excluded from housing.</p> <p>Individual Local Plans for each LPA could identify different housing type requirements. Without coordination however, house types could become imbalanced, and the housing needs of residents not met in some areas.</p>
<p>There is a need to ensure that adequate amount of land is provided for gypsies, travellers and travelling showpeople.</p>	<p>Existing Core Strategy policies identify pitch requirements and in some cases sites. These are now out of date as pitches have been delivered and a revised need established in an updated Gypsy and Traveller Accommodation Assessment. Without a revised requirement and allocation of sites, the needs of gypsies, travellers and travelling showpeople will not be met.</p>

Key sustainability issue	Effects of not implementing the Strategic Plan
Some of the rural settlements are very isolated and suffer from poor transport links. The access to facilities is vital.	The Strategic Plan identifies a hierarchy of sustainable settlements that are compact and connected, and where opportunities for development during the plan period exist. Without the identification of sustainable settlements, development may be located where there are poor transport links.
There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.	<p>The Strategic Plan ensures that development is distributed across Greater Nottingham in sustainable locations which have access to active travel infrastructure and public transport. Without these embedded principles, development would result in increased private car usage.</p> <p>It is critical that sustainable transport infrastructure is planned across Greater Nottingham, given the connections across LPA boundaries. This includes active travel green infrastructure. This must be coordinated with development in the Strategic Plan which can contribute to its delivery.</p>
There are different areas that have relatively high deprivation.	Without coordination across Greater Nottingham of housing, employment, services and facilities the significant imbalance between deprived and non-deprived areas will increase.
The house prices are high and there is a significant need for affordable housing provision.	The Strategic Plan identifies affordable housing requirements across sub-areas, ensuring that delivery is maximised subject to viability. The tenure mix is established for individual authorities. The Housing Need Assessment has informed affordable housing requirements, and this has been undertaken for the whole plan area (and Ashfield).

Key sustainability issue	Effects of not implementing the Strategic Plan
The population is ageing.	The Strategic Plan includes requirements for accessible housing, informed by the Housing Needs Assessment. Subject to viability, these meet current levels of identified need. If the plan is not adopted, extant policies that identify requirements for accessible homes may become out of date. This could result in needs not being met.
There is a need to maintain the employment base.	The Employment Land Study and subsequent Logistics Study identify required floorspaces for employment use. The Strategic Plan identifies sufficient employment land to meet these employment needs and contribute to logistics needs across the Greater Nottingham Core and Outer HMA. Given the employment and commuting patterns across Greater Nottingham, the delivery of employment land must be coordinated through the Strategic Plan to meet plan wide needs and ensure sustainable patterns of development.
The proportion of the workforce employed in the service sector is very large.	The Employment Land Study and subsequent Logistics Study identify required floorspaces for employment use, including general employment and logistics. This is being delivered and coordinated across Greater Nottingham through the Strategic Plan, without which delivery would be delayed and the current imbalance of employment in the service sector continued.
There is a need to support the growth and diversity of town and local centres.	The Strategic Plan identifies a hierarchy of centres, within which policies ensure their vitality is maintained. This includes diversifying uses and the provision of non-retail activities. Without the Strategic Plan, the hierarchy would not be maintained and the levels and types of development within the centres could conflict with each other.

Key sustainability issue	Effects of not implementing the Strategic Plan
<p>A high proportion of land within Broxtowe Borough, Gedling Borough, Erewash Borough and Rushcliffe Borough areas is Green Belt.</p> <p>There is therefore potential for conflict between the need to protect Green Belt from inappropriate development and the need to provide sufficient land for new homes in line with the housing requirement.</p>	<p>Except for the release of land for employment uses, the Strategic Plan proposes no amendments to the Green Belt boundary. There may be a requirement to release Green Belt to meet Gedling's housing needs, however this will be confirmed within their subsequent Local Plan.</p> <p>Critically the combined authorities have sufficient supply to meet nearly the whole of Greater Nottingham housing needs. Without the Strategic Plan and the combined supply however, it would be harder for those authorities with less housing supply than their need to argue against Green Belt release.</p>
<p>There is a need to maintain high rates of brownfield development.</p>	<p>The Strategic Plan maintains the focus of development within and adjacent to the main urban area. This strategic priority covers all four authorities and ensures a coordinated focus. Without the Strategic Plan this focus could be watered down, especially within those authorities who do not have sufficient supplies of housing to meet needs.</p>
<p>There is a need to halt biodiversity loss and help to restore ecological networks.</p>	<p>If the Strategic Plan is not adopted the ecological networks identified in the plan, which cover Greater Nottingham and connect to the wider subregional networks would not be given the same weight in decision making and their maintenance and enhancements could be hindered.</p>
<p>There are a large number of sites, including isolated sites, which are important in landscape and biodiversity terms and should be conserved and enhanced where possible. There is also a need to conserve and enhance connectivity corridors.</p>	<p>See above</p>

Key sustainability issue	Effects of not implementing the Strategic Plan
There are a large number of heritage assets which have historic or architectural significance and should be conserved and enhanced where possible.	It is likely that without the Strategic Plan that these assets would be addressed within individual LPA local plans.
There is a need to conserve and enhance the distinctive character and contribute towards creating a sense of place within new developments.	It is likely that without the Strategic Plan that these assets would be addressed within individual LPA local plans.
There is a need to enhance and protect water systems.	Without the Greater Nottingham Strategic Plan, which has been informed by a Water Cycle Study, the cumulative effects of development across the plan area on water systems would be harder to determine. These systems span authority boundaries and extend beyond across sub regions.
There are significant areas which are at risk from flooding.	<p>The Strategic Plan has considered the Greater Nottingham Strategic Flood Risk Assessment (SFRA). Development has, where possible, been directed to locations at less risk of flooding. Where these areas cannot be avoided, on site avoidance and/or mitigation measures have been identified.</p> <p>Given the larger strategic plan area, there is greater scope to avoid areas of flood risk.</p> <p>Without the plan, the requirements to undertake a sequential test (avoiding flood risk areas) or mitigation (where the site is deemed the most sustainable option), would be considered within individual local authority plans.</p>

Key sustainability issue	Effects of not implementing the Strategic Plan
There is a need to improve energy efficiency and reduce contributions to climate change.	A Carbon Reduction Study informed the development of energy efficiency measures within the plan. Commissioned by all four authorities, this has reduced costs. Without the study of policies in the plan, there is a risk that should individual authorities determine their own standards they could undermine each other.
There are a number of Air Quality Management Areas (AQMA) within the council areas.	Without the Strategic Plan which coordinates development across Greater Nottingham and identifies transport infrastructure and mitigation (informed by the Transport Modelling), air quality may decline and AQMAs may increase in number and size.
There is a need to safeguard minerals resources to meet future requirements.	It is likely that without the Strategic Plan that these safeguarded resources would be considered within individual LPA local plans.

6. The Sustainability Appraisal Framework (Stage A4)

This section updates and supersedes Section 6 of the Scoping Report (July 2020) and Section 3 of the Preferred Approach Sustainability Appraisal Report (December 2022).

- 6.1 This section looks at developing the Sustainability Appraisal Framework based on the review of other relevant plans, policies and programmes (stage A1), the analysis of the baseline data (stage A2) and the identification of key sustainability issues (stage A3). The SA Framework comprises sustainability objectives and guide criteria questions to inform the appraisal.
- 6.2 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section addresses, i.e. (e) the environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.
- 6.3 For stage A of the SA process, the Scoping Report published in July 2020 provided the SA Framework which contains a list of SA objectives for the Greater Nottingham councils including Erewash Borough Council to use for the appraisal. Comments received on the SA Framework as part of the consultation on the Scoping Report have been considered and changes made to the SA Framework for the preparation of the Greater Nottingham Strategic Plan. Comments on the SA Framework and the Greater Nottingham councils' response are included in **Appendix C**.
- 6.4 It should be noted that Erewash Borough Council is now preparing a separate Strategic Plan and a separate Sustainability Appraisal which includes a SA Framework which, as they confirmed through their consultation comments on the Scoping Report, differs to that used for the Greater Nottingham Strategic Plan.
- 6.5 For the Preferred Approach consultation document, the SA Framework was used to test the sustainability by appraising the following:-
- Housing and employment objectives;
 - Reasonable alternatives for the preferred approach;
 - Preferred approach on the planning strategy and the approach to housing and employment provision; and
 - Reasonable alternatives for housing/mixed use and employment development.
- 6.6 As explained in the section 5 of the Scoping Report (July 2020), consideration of the Green Belt will not be included as part of the Sustainability Appraisal

because it is a policy tool and not an environmental protection designation. However, careful consideration has been given to the impact of the Greater Nottingham Strategic Plan on the Nottingham-Derby Green Belt based on the Green Belt assessment and through the site selection process.

SA group

- 6.7 A SA group consisting of planning officers from each participating council was set up to undertake the appraisals for the Greater Nottingham Strategic Plan throughout the SA process. Where appropriate the group sought input from specialist officers in various teams within the participating councils (for example housing, regeneration and economic development teams) and the three statutory consultation bodies Environment Agency, Historic England and Natural England.

SA Framework – SA objectives

- 6.8 **Table 5** provides a list of SA objectives for the SA Framework. No changes were made to the SA objectives based on the consultation comments received on the Scoping Report and no recommendations were made by the SA group. There have been minor changes to the wording to two of the SA objectives in the SA Framework to refer to “previously developed land or ‘brownfield’ land” for SA objective 9 and “blue-green infrastructure” for SA objective 13.
- 6.9 The table also shows the relationship between the SA objectives and the SEA Directive topics (as mentioned in paragraph 2.9 in this report).

Table 5: SA objectives in the SA Framework

SA objectives	SEA Directive topic
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Population Human health Material assets
2. Employment and Jobs To create employment opportunities.	Population Material assets
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	Population Material assets
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Population Human health
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Population Human health
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Population Human health

SA objectives	SEA Directive topic
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	Population Human health
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	Air Climatic factors
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Soil Material assets
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	Climatic factors
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	Air Climatic factors Human health
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	Water Climatic factors
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	Biodiversity Fauna Flora
<p>14. Landscape To protect and enhance the landscape character.</p>	Landscape
<p>15. Built and Historic Environment To protect and enhance the townscape character and 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>	Cultural heritage
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	Soil Material assets

- 6.10 The SA Framework has been split with the appraisal of the **plan's objectives against the SA objectives** focussing on their compatibility, and the framework for the appraisal of policies into two tables as the strategic approaches/policies and site allocations require different criteria questions. **SA Framework 1** covers the policy criteria questions and **SA Framework 2** covers the site criteria questions.

SA Framework – Compatibility of Objectives

6.11 Table 6 identifies the appraisal undertaken and the reason why a plan objective is either strongly compatible, compatible, incompatible with the SA objectives, or this compatibility is uncertain or there is no relationship between them. Focusing on compatibility, this framework is different from the appraisal of policies (**SA Framework 1**) and the appraisal of the strategic sites (**SA Framework 2**). Notably, this assessment framework does not include specific questions and a matrix to determine the level of compatibility. There is also no conclusion of strongly incompatible (--), an equivalent of major negative.

Table 6: Compatibility Framework

++	Strongly compatible This means that the SA objective and the Greater Nottingham Strategy Plan objective are strongly compatible.
+	Compatible This means that the SA objective and the Greater Nottingham Strategy Plan objective are compatible.
?	Uncertain This means that it is not known (or uncertain) on the relationship between the SA objective and Greater Nottingham Strategy Plan objective.
0	No relationship This means that there is no relationship (or no impact) between the SA objective and Greater Nottingham Strategy Plan objective.
-	Incompatible This means that the SA objective and the Greater Nottingham Strategy Plan objective are not compatible.

SA Framework 1 – Policy criteria questions

6.12 For the strategic approaches/policies, the SA Framework 1 has been matched with policy criteria questions and includes a generic scoring system to guide the appraisal. The following changes were made to the SA Framework 1 based on the consultation comments received on the Scoping Report and recommendations by the SA group:-

- SA objective 5: health and well-being has been amended to include an additional question relating to accessible blue-green infrastructure to reflect the consultation comments received by Natural England.
- SA objective 10: energy and climate change has amended an existing question to refer to energy efficiency of historic buildings to reflect the consultation comments received by Historic England.
- SA objective 11: pollution and air quality has replaced the word “increase” in the question to read “Will it decrease levels of air, noise and other types of pollution?” due to recommendation by the SA group to assist with the SA scoring.

- SA objective 13: natural environment, biodiversity and blue-green infrastructure has updated the reference to “blue-green infrastructure networks”.
- SA objective 15: built and historic environment has been amended to include additional three questions relating to the better management of heritage assets and tackle heritage at risk, foster heritage-led regeneration and promote heritage based sustainable tourism to reflect the consultation comments received by Historic England.

6.13 The criteria questions are shown in **Table 7** and the generic scoring system is shown in **Table 8**. These criteria questions were used to assist in assessing the options for the preferred approach to the distribution of development including the proposed strategy and vision and the approach to housing and employment provision.

SA Framework 2 – Site criteria questions

6.14 For the site allocations, the SA Framework 2 has been matched with site criteria questions and includes a matrix scoring system for the appraisal. The following changes were made to the SA Framework 2 based on the consultation comments received on the Scoping Report and recommendations by the SA group:

- SA objective 1: housing has been amended to include an additional question relating to housing need to reflect the consultation comment received by The Crown Estate. The matrix scoring system has been amended to reflect the change.
- SA objective 1: housing has been amended to remove a question on the provision for gypsy, traveller and travelling showpeople due to recommendation by the SA group because the numbers in respect of traveller need were so low it was not viewed to be a strategic consideration. The matrix scoring system has been amended to reflect the change.
- SA objective 1: housing. The matrix scoring system has been amended to clarify the definition of strategic level of housing to reflect the consultation comments received by The Crown Estate.
- SA objective 2: employment and jobs. The matrix scoring system has been amended to clarify the definition of strategic level of jobs to reflect the consistent approach for SA objective 1. Housing.
- SA objective 2: economic structure and innovation. The matrix scoring system has been amended to clarify the definition of strategic level of employment to reflect the consistent approach for SA objective 1: housing and SA objective 2: employment and jobs.
- SA objective 2: employment and jobs has split a question regarding jobs for unemployed people to two separate questions relating to jobs and job opportunities for unemployed people due to recommendation by the SA group. In relation to the question relating to jobs, job generation assumptions can be based on the size of a site or information from a planning application and there is currently no information on whether the site would provide jobs for unemployed people.

- SA objective 3: economic structure and innovation has deleted a question regarding new high quality employment opportunities (e.g. centres of excellence) due to recommendation by the SA group because it was considered this would be covered at the planning application stage.
- SA objective 4: shopping centres has been amended to include two additional questions regarding whether the site is within 400 metres of a shopping centre and a loss of town centre use or mixed use in a shopping centre due to recommendation by the SA group for the purposes of assessing the site against the objective. The matrix scoring system has been amended to reflect the change.
- SA objective 5: health and well-being has amended an existing question to refer to recreation area or accessible blue-green infrastructure to reflect the consultation comments received by The Crown Estate. The matrix scoring system has been amended to reflect the change.
- SA objective 7: social inclusion has been amended to include an additional question regarding whether the site is located in or adjoining a deprived area due to recommendation by the SA group for the purposes of assessing the site against the objective. The matrix scoring system has been amended to reflect the change.
- SA objective 8: transport has combined two questions into a single question to cover whether the site is located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres due to recommendation by the SA group to assist with the scoring. The matrix scoring system has been amended to reflect the change.
- SA objective 10: energy and climate change has been amended to include three additional questions regarding buildings' ability to deal with future changes in climate, help people adapt to climate change and maintain or increase the provision of ecosystem services on which local people depend now and under future climates to reflect the consultation comments received by Hallam Land Management.
- SA objective 10: energy and climate change has been amended to include an additional question regarding energy efficiency of existing or historic buildings to reflect the consultation comments received by Historic England.
- SA objective 11: pollution and air quality has been amended to include one additional question regarding Nottingham Urban Area agglomeration zone due to recommendation by the SA group. It was considered the document "Air Quality Plan for tackling roadside nitrogen dioxide concentrations in Nottingham Urban Area" published in 2017 should be taken into account.
- SA objective 13: natural environment, biodiversity and blue-green infrastructure has amended an existing question to refer to biodiversity net gain requirements to reflect the Environment Act 2021.
- SA objective 16: national resources and waste management has amended an existing question to refer to mineral reserves which can be viably extracted to reflect the consultation comments received by Hallam

Land Management. The matrix scoring system has been amended to reflect the change.

6.15 The criteria questions are shown in **Table 7** and the matrix scoring system is shown in **Table 8**. These criteria questions were used to assist in assessing the site options for strategic site allocations in the Greater Nottingham Strategic Plan.

Table 7: Criteria questions for SA Framework 1 and SA Framework 2

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople? • Will it reduce homelessness? • Will it reduce the number of unfit/vacant homes? • Will it provide the required infrastructure? 	<ul style="list-style-type: none"> • Is the site allocated for housing? • Will it meet the housing need?
<p>2. Employment and Jobs To create employment opportunities.</p>	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it improve rural productivity in terms of employment opportunities? 	<ul style="list-style-type: none"> • 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?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it provide business/university clusters? • Will it create jobs in high knowledge sectors? • Will it encourage graduates to live and work within the plan area? • Will it provide the required infrastructure? 	<ul style="list-style-type: none"> • 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 proposal for new educational buildings? • Is the site allocated for mixed live-work units?
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<ul style="list-style-type: none"> • Will it encourage the vitality of the city centre, town centre, district centre or local centre? 	<ul style="list-style-type: none"> • 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?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? • Will it improve access to accessible blue-green infrastructure? • Will it provide new open space or improve the quality of existing open space? • Will it improve access to local food growing opportunities? 	<ul style="list-style-type: none"> • 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?
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Will it reduce crime and the fear of crime? • Will it contribute to a safe secure built environment? 	<ul style="list-style-type: none"> • Will the site be designed to contribute to a safe secure built environment through designing out crime?
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<ul style="list-style-type: none"> • Will it protect and enhance existing cultural assets? • Will it improve access to, encourage engagement with and residents' satisfaction in community activities? • Will it increase the number of facilities e.g. shops, community centres? • Will it provide for the educational needs? 	<ul style="list-style-type: none"> • 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?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<ul style="list-style-type: none"> • Will it use and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by private car by encouraging alternative modes of transport? • Will it increase accessibility to services and facilities? 	<ul style="list-style-type: none"> • Is the site accessible by public transport? • Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? • Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<ul style="list-style-type: none"> • Will it make efficient use of brownfield land? • Will the development minimise the impact on the biodiversity interests of the site? 	<ul style="list-style-type: none"> • Is the site a brownfield site?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<ul style="list-style-type: none"> • Will it result in additional energy use? • Will it improve energy efficiency of existing or historic buildings? • Will it support the generation and use of renewable energy? • Will it support the development of community energy systems? • Will it ensure that buildings are able to deal with future changes in climate? • Will it reduce greenhouse gas emissions or promote sequestration of carbon? • Will it increase the resilience of biodiversity to climate change? • Will it help people adapt to climate change? • Will it maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates? • Will it lead to the displacement of emissions to another location? 	<ul style="list-style-type: none"> • Will it improve energy efficiency of existing or historic buildings? • Will the site include provision of renewable technology? • Is the site for a specific renewable energy? • Is the site for the development of community energy systems? • Will the site ensure that buildings are able to deal with future changes in climate? • Will the site help people adapt to climate change? • Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<ul style="list-style-type: none"> • Will it decrease levels of air, noise and other types of pollution? 	<ul style="list-style-type: none"> • 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?
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<ul style="list-style-type: none"> • Will it minimise or mitigate flood risk? • Will it reduce existing levels of flood risk? • Will it improve water quality? • Will it conserve water? • Will it improve or help to promote water efficiency? • Will it cause a deterioration of Water Framework Directive (WFD) status or potential of onsite watercourses? 	<ul style="list-style-type: none"> • Is the site within or adjacent EA Flood Zone:- <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? • Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? • Will the site cause any harm to the Source Protection Zone or the water environment? • Can surface water run-off be appropriately managed without increasing flood risk elsewhere?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<ul style="list-style-type: none"> • Will it help protect and improve biodiversity and avoid harm to protected species? • Will it allow for biodiversity net gains? • Will it conserve and enhance the geological environment? • Will it maintain and enhance woodland cover and management? • Will it provide new open space or green space? • Will it improve the quality of existing open space? • Will it encourage and protect or improve blue-green infrastructure networks? 	<ul style="list-style-type: none"> • 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?
<p>14. Landscape To protect and enhance the landscape character.</p>	<ul style="list-style-type: none"> • Does it respect or preserve identified landscape character? • Does it have a positive impact on visual amenity? 	<ul style="list-style-type: none"> • 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?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>15. Built and Historic Environment To protect and enhance the townscape character and 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>	<ul style="list-style-type: none"> • Will it respect, maintain and strengthen the local character and distinctiveness of the townscape or settlement character? • Will it conserve and enhance designated and non-designated heritage assets and their setting? • Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities? • Will it protect or improve access and enjoyment of the historic environment? • Will it contribute to the better management of heritage assets and tackle heritage at risk? • Will it foster heritage-led regeneration? • Will it promote heritage based sustainable tourism? 	<ul style="list-style-type: none"> • 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 to a designated or non-designated heritage asset(s) or its setting? • Will it 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?

SA objectives	SA Framework 1 policy criteria questions	SA Framework 2 site criteria questions
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it result in additional waste? • Will it reduce hazardous waste? • Will it protect the best and most versatile (BMV) agricultural land? • Will it prevent the loss of greenfield land to development? 	<ul style="list-style-type: none"> • Is the site on high grade agricultural land:- <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? • Will it lead to a loss of best and most versatile (BMV) 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?

Footnote for SA objective 15 Built and Historic Environment: Designated assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parks and Gardens. Non-designated assets include locally listed buildings and unknown archaeology.

6.16 When doing an appraisal a score was given to each SA objective to indicate whether the effect was likely to be positive, negative, uncertain or no impact. The score includes a colour coding system which should help to provide a visual summary of the overall results against the SA objectives.

6.17 **Table 8** provides the scoring system for the SA Framework 1. **Table 9** provides the SA matrix scoring system for the SA Framework 2.

Table 8: SA scoring system for the SA Framework 1

Symbol	Description
++	Major positive The policy would have a significant positive impact on one or more of the policy criteria questions or a minor positive impact on a significant number of the questions.
+	Minor positive The policy would have a minor positive impact on at least one of the policy criteria questions.
? or 0	Uncertain (?) or no impact (0) Uncertain effect or the policy has no implications for the objective.

Symbol	Description
-	Minor negative The policy would have a minor negative impact on at least one of the policy criteria questions.
--	Major negative The policy would have a significant negative impact on one or more of the policy criteria questions or a minor negative impact on a significant number of the questions.

Table 9: SA matrix scoring system for the SA Framework 2

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing? Will it meet the housing need?</p>	<p>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</p>	<p>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</p>	<p>Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development</p>		<p>Results in the loss of a strategic level of housing</p>

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<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>4. Shopping Centres 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>5. Health and Well-Being 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 --
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?			Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	Within 400 metres walking distance of at least two community facilities Provides new community facilities on site	Access to community facilities within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact		Access to community facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of existing community facilities

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 --
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>Site is on previously developed land or brownfield land within or adjoining the main built up area or key settlement</p>	<p>Site is on predominantly previously developed land or brownfield land within or adjoining the main built up area or key settlement</p> <p>Site is on previously developed land or brownfield land and not adjoining the main built up area or key settlement</p>	<p>Uncertain or No impact</p> <p>[Note biodiversity value may not be known]</p>	<p>Site is on predominantly greenfield land</p>	<p>Site is on greenfield land</p>

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

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>12. Flooding and Water Quality 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>13. Natural Environment, Biodiversity and Blue-Green Infrastructure 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 --
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		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>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>16. Natural Resources and Waste Management 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>

Section 7: Appraisal of Sustainability Appraisal Objectives and Strategic Plan Objective compatibility (Stage B1)

This section updates and supersedes paragraphs 5.10 to 5.12 within Section 4 of the Preferred Approach Sustainability Appraisal Report (December 2022).

- 7.1 During consultation on the Preferred Approach, only the compatibility of the housing and employment objectives were appraised as these strategic development issues were the focus at this stage of consultation.
- 7.2 **Table 10** below summarises the compatibility appraisal of all the Strategic Plan's objectives against the Sustainability Appraisal objectives.

Table 10: Compatibility of Strategic Plan Objectives

SA objectives	Greater Nottingham Strategic Plan objectives											
	i. Climate change	ii. High quality new housing	iii. Economic prosperity for all	iv. Town centres	v. Regeneration	vi. Local distinctiveness	vii. Well-designed places	viii. Communities	ix. Opportunities for all	x. Sustainable transport systems	xi. Natural assets	xii. Infrastructure
1. Housing	+	++	+	+	+	+	++	++	+	++	+	++
2. Employment and Jobs	+	++	++	++	+	0	0	+	++	++	0	++
3. Economic Structure and Innovation	+	+	++	+	+	+	?	+	+	++	+	++
4. Shopping Centres	+	+	+	++	+	+	++	++	++	++	+	+
5. Health and Well-Being	+	++	++	++	+	+	++	++	++	++	++	+
6. Community Safety	0	+	0	++	++	0	++	++	+	++	+	+
7. Social Inclusion	+	++	++	++	+	+	++	++	++	++	+	+
8. Transport	++	++	+	+	+	+	++	++	+	++	+	++

SA objectives	Greater Nottingham Strategic Plan objectives											
	i. Climate change	ii. High quality new housing	iii. Economic prosperity for all	iv. Town centres	v. Regeneration	vi. Local distinctiveness	vii. Well-designed places	viii. Communities	ix. Opportunities for all	x. Sustainable transport systems	xi. Natural assets	xii. Infrastructure
9. Brownfield Land	+	++	++	++	++	+	++	++	+	++	+	++
10. Energy and Climate Change	++	+	+	+	+	+	++	+	0	++	++	?
11. Pollution and Air Quality	++	?	?	+	?	0	+	+	+	++	++	?
12. Flooding and Water Quality	++	?	?	0	?	+	+	0	0	0	++	++
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	+	0	+	+	+	+	+	+	+	++	0
14. Landscape	+	?	?	+	+	++	++	+	0	+	++	?
15. Built and Historic Environment	+	+	+	+	+	++	++	+	+	+	+	+
16. Natural Resources and Waste Management	++	+	+	+	++	0	+	0	0	++	++	0

7.3 The Strategic Plan's objectives perform positively against the SA's objectives, apart from where the impact was unknown or it was considered there was no impact. None are incompatible.

Section 8: Appraisals of Strategic Plan policies (Stages B2 to B4)

- 8.1 **This section updates and supersedes Section 4 of the Preferred Approach Sustainability Appraisal Report (December 2022).**
- 8.2 This section covers the scoping of reasonable policy alternatives for the Greater Nottingham Strategic Plan and summarises the findings of the appraisals on the reasonable alternatives and the policies contained within the Regulation 19 version of the Greater Nottingham Strategic Plan.
- 8.3 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section addresses, i.e. (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; (f) the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; and (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- 8.4 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) by highlighting the sustainability implications of each. The appraisal on the reasonable alternative options should be a continual process, starting from the options put forward at the beginning all the way through to the options being worked into the Publication Version of the Greater Nottingham Strategic Plan. Certain options may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 8.5 The appraisal of policy options has been undertaken in four stages, mirroring and appraising the Strategic Plan as it progresses. The first stage involved the identification of policy topics, the identification of broad policy options and their appraisal. These options were consulted upon with key stakeholders. A summary of this stage is included in this report with the appraisals themselves included in the **Policy Options** document. Consultee comments can be found in **Appendix C**. Stage one was completed prior to consultation on the Preferred Approach consultations.
- 8.6 The second stage supported the Preferred Approach Consultation and therefore focused on the vision and spatial objectives, spatial strategy, housing distribution and employment provision and economic development. These appraisals can be found within the **Preferred Approach: Sustainability Appraisal Report**.

- 8.7 The third set of appraisals have developed these assessments further, appraising alternative policy approaches to the policies within in the Publication Draft Strategic Plan.
- 8.8 The fourth set of appraisals assesses the policies contained within the Publication Version of the Greater Nottingham Strategic Plan.
- 8.9 The complete set of appraisals are in **Appendix D**.
- 8.10 During all four stages, the appraisals used SA Framework 1: policy criteria questions and matrix.

Stage 1: Appraisal of Policy Options

- 8.11 The SA group had undertaken an exercise to scope the potential options and alternative approaches for the Greater Nottingham Strategic Plan based on a review of the existing Core Strategies and the issues raised as part of the Greater Nottingham Growth Options consultation undertaken in 2020 and 2021.
- 8.12 The **Policy Options** document includes the scoping exercise of the potential options for each policy topic. The appendix sets out which options were considered for appraisal, and which were not.
- 8.13 The potential options considered for appraisals include:
- a. Options for housing requirement;
 - b. Options for growth strategy;
 - c. Options for housing distribution;
 - d. Options for office development;
 - e. Options for Nottingham-Derby Green Belt;
 - f. Options for affordable housing;
 - g. Options for housing size, types and tenure;
 - h. Options for needs of different groups;
 - i. Options for space standards;
 - j. Options for gypsies, travellers and travelling showpeople;
 - k. Options for regeneration and regeneration priorities;
 - l. Options for historic environment;
 - m. Options for local services and healthy lifestyles;
 - n. Options for culture, leisure and sport;
 - o. Options for strategic blue and green infrastructure assets;
 - p. Options for green space and tree planting;
 - q. Options for biodiversity net gains; and
 - r. Options for priorities for development-funded infrastructure.

Undertaking the appraisals on the reasonable alternatives

- 8.14 The SA group undertook draft appraisals on the options. Each option was assessed against each SA objective which include policy criteria questions set out in the SA Framework 1. The SA score against each SA objective was

given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.

8.15 The SA group sought input on the draft appraisals from specialist officers in various teams within the participating councils, Nottinghamshire County Council and the three statutory consultation bodies.

8.16 Amendments were made to the appraisals accordingly based on informal comments received. The **Policy Options** document provides the final appraisals.

Stage 2: Appraisal of the Greater Nottingham Strategic Plan: Preferred Approach

8.17 The SA group considered a list of potential options for each of the following policy topics:

- vision and spatial objectives;
- spatial strategy;
- housing distribution; and
- employment provision and economic development.

8.18 **Preferred Approach: Sustainability Appraisal Report** includes the scoping exercise of the potential options for each preferred approach topic. It sets out which options were considered for appraisal, and which were not.

8.19 The potential options considered for appraisals include:

- Options for housing requirement;
- Options for growth strategy;
- Options for housing distribution; and
- Options for office development.

8.20 **Appendix D of Preferred Approach: Sustainability Appraisal Report** contains the complete appraisals.

Stage 3: Appraisal of the Greater Nottingham Strategic Plan Publication Draft Policies and Reasonable Alternatives

8.21 Considering the responses from key stakeholders on the policy options (stage 1) and preferred approach (stage 2) and developing these further, stage 3 structured the appraisals according to the final policies within the Publication Draft Strategic Plan. This ensured that the policies, rather than broad planning issues, and their reasonable alternatives were appraised.

8.22 First all policy alternatives were appraised to determine whether they were a reasonable alternative. All the alternatives appraised and the methodology for determining whether they are reasonable are within **Appendix D** of this report.

- 8.23 Those that were deemed to be reasonable were appraised against the sustainability objectives.
- 8.24 **Appendix D** includes the complete appraisal of each Strategic Plan policy alternatives.

Policy 1: Climate Change

- 8.25 The following reasonable alternatives were appraised:

A - Retain existing policy approach as set out in the Core Strategy.

B - Publication Draft policy approach of retaining the existing Core Strategy policy approach but also recognising the role of BGI in addressing climate change and requiring new buildings to achieve net zero regulated operational emissions.

C - As above but requiring new buildings to meet standards that sets higher energy use intensity and space heating demand limits and limits on embodied carbon.

Table 11: Summary of Policy 1's Reasonable Alternatives

Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk	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
A - Retain existing policy approach as set out in the Core Strategy	+	0	0	0	+	0	0	0	0	++	+	+	0	0	0	0
B - Publication Draft policy approach of retaining the existing Core Strategy policy approach but also recognising the role of BGI in addressing climate change and requiring new buildings to achieve net zero regulated operational emissions	+	0	?	?	++	0	?	+	+	++	++	+	+	+	+	++
C - As above but requiring new buildings to meet standards that sets higher energy use intensity and space heating demand limits, sets net zero regulated and unregulated emissions targets and limits on embodied carbon.	?	0	?	?	++	0	?	+	+	++	++	+	+	+	+	++

- 8.26 All options score positives against a number of objectives, with all scoring major positives in relation to energy and climate change.
- 8.27 However, Options B and C score positives against a number of additional objectives as they would set higher standards than the existing ACS policy. This includes higher scoring against objectives 8,9, 13, 14 , 15 and 16. It is noted in the commentary text that there are relative differences between the options, for example option C has greater benefits in relation to objective 10 , however they score the same due to the SA framework questions and criteria.
- 8.28 Options B and C score similar across all objectives However, option C would have an uncertain impact on housing as there may be a decrease in the affordability of new housing due to significantly higher build costs.

Policy 2: Spatial Strategy and Settlement Hierarchy

- 8.29 The following reasonable alternatives were appraised:
- A - Retain existing policy approach as set out in the Core Strategy of urban concentration. Most development located within or adjoining the main built-up area (including adjacent to Hucknall) and Key Settlements identified for growth.
- B - Disperse development broadly beyond the principal urban area, within existing or new settlements that are within or beyond the Green Belt.
- C - Prioritise new development that can protect and enhance the strategic river corridors, canal corridors, the Greenwood Community Forest and urban fringe areas, and/or prioritise other blue-green Infrastructure assets.
- D - Focus on location of new development with regard to existing and proposed transport infrastructure.
- E - Alongside the strategic location of development, include strategic policy criteria that should be applied to proposals to ensure sustainable development, such as maximising blue and green infrastructure, meeting identified housing needs, promoting public transport and active travel, delivering 20-minute neighbourhoods, creating attractive places, and delivering economic growth.
- 8.30 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 12: Summary of Policy 2's Reasonable Alternatives

Policy 2: Spatial Strategy	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
A - Retain existing policy approach as set out in the Core Strategy of urban concentration. Most development located within or adjoining the main built-up area (including adjacent to Hucknall) and Key Settlements identified for growth.	++	+	++	++	?	0	+	++	++	+	-	-	?	+	?	+
B - Disperse development broadly beyond the principal urban area, within existing or new settlements that are within or beyond the Green Belt.	+	+	+	+	?	0	0	-	-	?	-	?	?	-	?	-
C - Prioritise new development that can protect and enhance the strategic river corridors, canal corridors, the Greenwood Community Forest and urban fringe areas, and/or prioritise other blue-green Infrastructure assets.	+	+	+	?	++	0	+	+	?	++	++	++	++	?	+	?
D - Focus on location of new development with regard to existing and proposed transport infrastructure.	++	+	++	?	?	0	0	++	?	+	+	?	?	?	?	?
E - Alongside the strategic location of development, include strategic policy criteria that should be applied to proposals to ensure sustainable development, such as maximising blue and green infrastructure, meeting identified housing needs, promoting public transport and active travel, delivering 20-minute neighbourhoods, creating attractive places, and delivering economic growth.	++	++	++	+	+	0	+	++	+	+	+	+	+	+	+	+

- 8.31 The appraisal of alternative approaches to Policy 2 and the spatial distribution of development across the plan area has highlighted the benefits of all options against those objectives that address housing and economic development. Regarding the distribution of development, Option B (a dispersed strategy) scored minor or minor negative against those objectives that seek to protect the environment, including the loss of greenfield land, increased pollution, harm to landscape and loss of natural resources. Retaining the current approach (urban concentration) performed better against these objectives, except for effects on pollution. This is understandable given the likelihood that Option A would focus development in less environmentally sensitive urban or urban edge locations.
- 8.32 The prioritisation of locating development where it can complement Green and Blue Infrastructure performed well against the environmental objectives. Whereas there was more uncertainty regarding the effects of Option D, focusing development in the vicinity of transport infrastructure. This uncertainty reflects the broad choice of locations that development could be directed to.
- 8.33 Option E did not address the distribution of development. This focused on whether the policy would benefit from strategic criteria that addressed the broad range of issue that combined ensure sustainable development. Unsurprisingly, given the criteria suggested, it scored well against all the SA objectives.
- 8.34 In conclusion, retaining the current approach of an urban concentration whilst seeking to integrate new developments with green infrastructure and existing or proposed transport infrastructure would comprise a sustainable strategy for the distribution of development

Policy 3: Housing Requirements, Distribution and Strategic Sites

- 8.35 The following reasonable alternatives were appraised:

Delivering the identified housing requirements

- A - Deliver the identified housing targets by allocating additional strategic sites.
- B - Deliver the identified housing targets by allocating sites through future plan preparation.
- C - Deliver the identified housing targets within a mix of strategic sites (in the Strategic Plan) and non-strategic sites (in existing Part 2 Local Plans and through future plan preparation).

Redistribution of Nottingham City's unmet need

- A - Nottingham City to meet their own housing need (as determined by the Government's standard method) including the 35% uplift (applied for those urban local authorities in the top 20 cities and urban centres list).
- B - Nottingham City's unmet need split and included within Broxtowe, Gedling and Rushcliffe's housing targets.
- C - Nottingham City to meet as much of the 35% uplift as possible and any unmet need is not redistributed to Broxtowe, Gedling and Rushcliffe housing targets.

Housing need and targets

- A - Use standard method as a minimum for housing targets. (NB this is a medium growth option and may require land release from the Green Belt).
- B - Reduce the amount of housing required in order to avoid the loss of Green Belt, reduce harm to environmental assets and deliver a sustainable distribution of development.
- C - Increase the minimum amount of housing required, if justified, by using an alternative methodology to the standard method for calculating housing need. This alternative method would consider demographic trends, market signals and economic forecasts.

8.36 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 13: Summary of Policy 3's Reasonable Alternatives

Policy 3: Housing Targets, Distribution and Strategic Sites	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
Delivering the Identified Housing Targets																
A - Deliver the identified housing targets by allocating additional strategic sites.	++	+	+	+	+	?	+	?	-	?	?	?	?	-	?	?
B - Deliver the identified housing targets by allocating sites through future plan preparation.	+	?	?	++	?	?	?	-	?	?	?	?	?	+	?	+
C - Deliver the identified housing targets within a mix of strategic sites (in the Strategic Plan) and non-strategic sites (in Part 2 Local Plans and through future plan preparation)	++	++	+	++	+	?	+	?	?	?	?	?	?	0	?	?
Redistribution of Nottingham City's Need																
A - Nottingham City to meet their own housing need (as determined by the Government's standard method) including the 35% uplift (applied for those urban local authorities in the top 20 cities and urban centres list).	++	-	-	?	-	0	?	++	++	--	--	?	-	+	-	-
B - Nottingham City's unmet need split and included within Broxtowe, Gedling and Rushcliffe's housing targets.	++	?	-	?	?	0	?	?	--	--	--	?	-	-	?	-
C - Nottingham City to meet as much of the 35% uplift as possible and any unmet need is not redistributed to Broxtowe, Gedling and Rushcliffe housing targets.	+	?	0	?	?	0	?	?	+	-	-	?	+	+	?	+

Housing Need and Targets																
A - Use standard method as a minimum for housing targets. (NB this is medium growth option and may require land release from the Green Belt).	+	?	?	?	?	0	?	?	-	-	-	-	?	-	-	-
B - Reduce the amount of housing required in order to avoid the loss of Green Belt, reduce harm to environmental assets and deliver a sustainable distribution of development.	--	?	?	?	?	0	?	?	+	+	-	-	?	+	+	-
C - Increase the minimum amount of housing required, if justified by using an alternative methodology to the standard method for calculating housing need. This alternative method would consider demographic trends, market signals and economic forecasts.	++	?	?	?	?	0	?	?	-	-	--	--	?	-	-	--

- 8.37 The appraisal of Policy 3 (Housing Target, Distribution and Strategic Sites) looked at three key issues and reasonable alternatives. First, the delivery of housing either through the Strategic Plan, existing Part 2 Plans and through future plan preparation or a combination of both plans; second, the redistribution of City's unmet housing need; and third, the methodology underpinning the housing need and the housing target within the strategy.

Delivering the identified housing

- 8.38 Regarding which local plan the housing target should be delivered within, there was a considerable amount of uncertainty as to the effects of each alternative upon the environmental objectives due to the uncertainty of where development would be allocated in either the strategic plan or through future plan preparation.
- 8.39 However, Option B (delivery through future plan preparation) did score positively against the landscape and natural resources objectives as it was likely there will be greater flexibility when identifying non-strategic sites through future plan preparation. Options A (delivery within the Strategic Plan) and C (combination of delivery within the Strategic Plan and existing Part 2 plans and through future plan preparation) scored positively against the housing, economic, health and social inclusion objectives. Option B was uncertain or unknown as non-strategic sites will not be of a scale to deliver services, facilities and infrastructure on site. Options A and B did have negative effects on transport (Option B), brownfield land and landscape objectives (Option A). Specifically, Option A would, by virtue of the size of strategic sites be less likely to avoid greenfield sites or mitigate their landscape impacts.
- 8.40 In conclusion, notwithstanding the inherent uncertainty of all options, Option C, a mix of sites delivered through the strategic plan, part 2 plans and through future plan preparation avoided any negative effects and had more major positive effects.

Redistribution of Nottingham City's Need

- 8.41 The appraisal of the three options highlights the negative effects of Option B (redistributing the City's unmet need between the neighbouring plan making authorities) upon 7 of the 16 SA objectives. Most notably on the environmental objectives, where it would have a major negative effect on objectives that promote the use of brownfield land, address energy and climate change, reduce pollution and improve air quality. These negative effects reflect the loss of greenfield land and wider distribution of development, in less sustainable locations, that is likely to occur. Similarly, Option A (Nottingham City meeting their need, including the 35% uplift) would have major negative effects on energy and climate change and pollution and climate change objectives. Overall Option A is determined to have a negative effect on 8 of the objectives, as it will likely result in the loss of employment land and open green spaces and adversely affect the townscapes within

Nottingham City's urban area. However, the increased number of homes being delivered within Nottingham City does have a major positive effect on transport and brownfield objectives.

- 8.42 In summary, Option C has less adverse effects on the SA's objectives, with no major adverse effects. The least sustainable option is Option B as this would result in a more unsustainable pattern of development.

Housing Need and Targets

- 8.43 Broadly, the effects of all three options upon the SA objectives are similar. Notably their effects upon economic, shopping centres, health and well-being, community safety, social inclusion and transport objectives are either uncertain or unknown as effects will depend on the location of development.
- 8.44 There is greater certainty that meeting housing needs, either set by the standard method (Option A) or an increased need using a different methodology (Option C), is likely to have an adverse effect upon environmental objectives. Notably, Option C and an increase in housing need and target would, due to increased land requirements, have a major adverse effect on many of these objectives.
- 8.45 Conversely, and unsurprisingly, reducing the target to avoid the loss of Green Belt and reduce harm to environmental assets has less adverse effects on the environmental objectives. However, a reduction in the housing would have a major negative effect on the housing objective.
- 8.46 Whilst meeting need identified through the standard method would have negative effects, a sustainable distribution of development and sensitive site selection (avoiding environmental or heritage assets, or sensitive townscapes or landscapes) could mitigate these effects.

Policy 4: Green Belt

- 8.47 The following reasonable alternatives were appraised:
- A - Retain the existing approach as set out in the Core Strategies which retains the principle of the Green Belt and reviews the Green Belt boundaries to meet development requirements.
 - B - Retain the existing approach as set out in the Core Strategies but include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land where Green Belt land has been lost.
 - C - Retain the existing approach as set out in the Core Strategies but include the designation of additional safeguarded land.
 - D - Retain the existing Green Belt and do not undertake a review of Green Belt boundaries.

8.48 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 13: Summary of Policy 4's Reasonable Alternatives

Policy 4: Green Belt	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
A – Retain existing ACS approach	++	?	++	?	?	0	0	?	?	?	?	?	?	?	?	?
B – Include compensatory improvements	++	?	++	?	++	0	?	?	?	?	?	?	+	?	?	?
C – Designate additional safeguarded land	++	?	++	?	?	0	0	?	?	?	?	?	?	?	?	?
D - Retain the existing Green Belt and do not undertake a review of Green Belt boundaries.	--	?	--	?	?	0	0	?	?	?	?	?	+	+	?	++

- 8.49 Four options were considered as part of the appraisal.
- 8.50 Options A, B and C scored major positives for Objectives 1 and 3 as they would provide the mechanism to review Green Belt boundaries to meet development requirements for housing and economic development. However, Option D scored major negatives for these Objectives as it would reduce the likelihood of housing and economic needs being met.
- 8.51 For Objectives 2, 4, 8, 9, 10, 11, 12, and 15 the impact was considered uncertain for all Options as it would depend on the type and location of development. For Objective 7, Options A, C and D were considered to have no impact but Option B was uncertain as it may provide access to community facilities which may help social inclusion.
- 8.52 Option B scored a major positive for Objective 5 as it would include improvements to accessibility of Green Belt land which would increase opportunities for recreational activities and have health and wellbeing benefits.
- 8.53 Option B scored a minor positive for Objective 13 as it would include compensatory improvements which would improve environmental quality and accessibility. Option D also scored a minor positive as it would be more likely to protect and conserve biodiversity, blue and green infrastructure and the natural environment.
- 8.54 Option D scored a minor positive for Objective 14 as it would be likely to protect existing landscape character. Options A, B and C were uncertain as removing land from the Green Belt for development may have an impact on landscape but this depends on the location and character of the landscape.
- 8.55 For Objective 16, Option D scored a major positive as it is likely to protect agricultural land and prevent loss of greenfield land. It is considered that Options A, B and C would have an uncertain impact on this objective as it would depend on which areas of Green Belt were removed and the type of development.

Policy 5: Employment Provision and Economic Development

- 8.56 The following reasonable alternatives were appraised:

Delivering the identified employment target

- A - Assess policy approach that provides sites that are attractive to the market in terms of accessibility, environmental quality and size and establish the minimum amount of employment land and office space required as set out in the Employment Land Study 2021.

- B - Assess policy approach that establishes the minimum amount of employment land and office space required and amend policy to include a criteria-based policy approach for the determination of strategic employment sites for logistics and distribution.

Office Development

- C - Assess policy approach as set out in the Aligned Core Strategies which focuses office development in Nottingham City Centre and in Sustainable Urban Extensions and at Toton.
- D - Assess policy approach as set out in the Aligned Core Strategies and amend policy to focus office development in Nottingham City Centre only.
- E - Assess policy approach as set out in the Aligned Core Strategies and amend policy to focus office development at Sustainable Urban Extensions only.
- F - Assess policy approach as set out in the Aligned Core Strategies and amend policy to focus office development at Toton only.
- G - Assess policy approach as set out in the Aligned Core Strategies which also places emphasis on office development for the science and knowledge-based economy. Allocate land specifically to meet the needs of high technology users and the use of partnership models such as Medi-City and Bio-City.

Sites

- H - Retain policy approach within the Aligned Core Strategy and amend to promote sites including Toton and Ratcliffe-on-Soar Power Station for research, science and knowledge-based businesses.
- I - Retain policy approach within the Aligned Core Strategy and amend to refer to the need for a wide range of sites especially for small medium enterprises including start up and incubator space.
- J - Retain policy approach within the Aligned Core Strategy which safeguards good quality existing employment sites and releases the sites that do not meet the criteria.
- K - Retain policy approach within the Aligned Core Strategy and amend policy to refer to the need to safeguard poor quality employment sites for regeneration purposes.

Distribution and Logistics

- L - Retain existing policy approach within the Aligned core Strategy and in terms of strategic logistics uses, identify sites which meet all of the identified need for such uses.
- M - retain policy approach within the Aligned Core Strategy and, in terms of strategic logistics uses, meet none of the need for such uses.
- N - In addition to addressing need for strategic distribution and logistics uses, make provision for new strategic logistics development in accordance with the wider strategy i.e. based on urban concentration.
- O - In addition to addressing the need for strategic distribution and logistics uses, make provision for new strategic distribution and logistics development in areas that have good access to road and rail infrastructure.

8.57 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 14: Summary of Policy 5's Reasonable Alternatives

Policy 5 – Employment Land and Strategic Approach	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
Delivering the identified employment target																
A – Retain policy approach within the Aligned Core Strategy by providing sites that are attractive to the market in terms of accessibility, environmental quality and size and establish the minimum amount of employment land and office space required as set out in the Employment Land Study 2021.	0	++	++	0	?	0	0	?	?	?	?	?	?	?	?	?
B – Retain policy approach within the Aligned Core Strategy by establishing the minimum amount of employment land and office space required and amend policy to include a criteria-based policy approach for the determination of strategic employment sites for logistics and distribution.	0	++	+	0	?	0	0	?	?	?	?	?	?	?	?	?
Office development																
C - Retain the existing policy approach as set out in the Aligned Core Strategy which focuses office development in Nottingham City Centre and in Sustainable Urban Extensions and at Toton.	0	++	++	++	?	0	0	++	++	?	?	-	?	?	?	+

D - Retain the existing policy approach as set out in the Aligned Core Strategy and amend policy to focus office development in Nottingham City Centre only.	0	++	++	++	?	0	0	++	++	?	?	-	?	?	?	+
E - Retain the existing policy approach as set out in the Aligned Core Strategy and amend policy to focus office development at Sustainable Urban Extensions only.	0	++	++	++	?	0	0	+	0	?	?	?	?	?	?	?
F - Retain policy approach within the Aligned Core Strategy and amend policy to focus office development at Toton only.	0	++	++	++	?	0	0	+	0	?	?	?	?	?	?	?
G - Retain policy approach within the Aligned Core Strategy which also places emphasis on office development for the science and knowledge-based economy. Allocate land specifically to meet the needs of high technology users and the use of partnership models such as Medi-City and Bio-City.	0	++	++	?	?	0	?	?	?	+	0	?	?	?	?	?
Sites																
H - Retain policy approach within the Aligned Core Strategy and amend to promote sites including Toton and Ratcliffe-on-Soar Power Station for research, science and knowledge-based businesses.	0	++	++	0	?	0	0	-	++	++	0	0	+	0	0	++
I - Retain policy approach within the Aligned Core Strategy and amend to refer to the need for a wide range of sites especially for small medium enterprises including start up and incubator space.	0	++	++	0	?	0	0	0	0	+	0	?	?	?	?	?
J - Retain policy approach within the Aligned Core Strategy which safeguards good quality existing employment sites and releases the sites that do not meet the criteria.	0	+	+	0	0	+	0	0	++	0	+	?	?	0	?	++

K - Retain policy approach within the Aligned Core Strategy and amend policy to refer to the need to safeguard poor quality employment sites for regeneration purposes.	0	+	?	0	0	-	0	0	++	0	?	?	?	0	?	++
Distribution and Logistics																
L - Retain existing policy approach within the Aligned Core Strategy and in terms of strategic logistics uses, identify sites which meet <u>all</u> of the identified need for such uses.	0	++	++	0	?	0	0	?	?	?	?	?	?	?	?	?
M - Retain policy approach within the Aligned Core Strategy and, in terms of strategic logistics uses, meet <u>none</u> of the need for such uses.	0	++	++	0	?	0	0	?	?	?	0	?	?	?	?	?
N - In addition to addressing need for strategic distribution and logistics uses, make provision for new strategic logistics development in accordance with the wider strategy i.e. based on urban concentration.	0	++	++	0	?	0	0	+	?	?	-	-	?	?	?	?
O - In addition to addressing the need for strategic distribution and logistics uses, make provision for new strategic distribution and logistics development in areas that have good access to road and rail infrastructure.	0	++	++	0	?	0	0	++	?	?	0	?	?	?	?	?

- 8.58 The appraisal of alternative approaches to Policy 1 has highlighted that all options would have a positive impact on several of the objectives, particularly those that related to employment land. Due to the uncertainty around sites, a criteria based approach to delivering strategic warehousing and logistics scores less well than the identification of sites but this could be addressed by appropriate mitigation, namely setting clear criteria to minimise negative impacts.
- 8.59 All options relating to new office development score well, particularly those that focus new development in the City Centre, SUEs and Toton. Mitigation should be put in place to address potential flooding issues.
- 8.60 In terms of the four options that refer to sites, the assessment indicates that all options would have a generally positive impact. Promoting sites including Toton and Radcliffe on Soar power station scores particularly well, given the nature of those sites, when compared to a more general option of promoting a wide range of sites for small and medium enterprises. Retaining poor quality employment sites scores less well than redeveloping these sites, particularly in terms of the impact on community safety and air quality.
- 8.61 In relation to distribution and logistics, both options are scored the same. However, option L, meeting all identified need for logistics, would have greater positive impact on the delivery employment land. In terms of where logistics development is located, whilst both options N and O have the potential to locate new development in areas served by existing infrastructure option O would better meet the needs of logistics development by potentially being located away from the city centre (minimising impact on pollution and flood risk) and benefitting from good access to the road and rail network.

Policy 6: Nottingham City Centres

- 8.62 The following reasonable alternatives were appraised:
- A - Retain the scope of the policy established through the existing Aligned Core Strategy. Increasing retail and leisure floorspace, mixed use redevelopment and expansion of the Broad Marsh and Victoria Centres, safeguarding shopping frontages (ensuring primary frontages are predominantly retail), integrating new retail into these frontages. The Strategies also encourage the development of offices, new hotels, and creating an inclusive and safe City Centre which is the focus for public transport and sustainable transport modes.
- B - Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses including on the shopping frontages.
- 8.63 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 15: Summary of Policy 6's Reasonable Alternatives

	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
Retain the scope of the policy established through the existing Aligned Core Strategy. Increasing retail and leisure floorspace, mixed use redevelopment and expansion of the Broad Marsh and Victoria Centres, safeguarding shopping frontages (ensuring primary frontages are predominantly retail), integrating new retail into these frontages. The Strategies also encourage the development of offices, new hotels, and creating an inclusive and safe City Centre which is the focus for public transport and sustainable transport modes.	+	+	+	+	0	+	+	+	+	+	0	0	0	0	+	0
Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses including on the shopping frontages.	++	++	++	++	+	+	++	++	++	++	+	0	+	0	++	0

- 8.64 Allowing for greater flexibility in uses, encouraging a mix of non-retail uses including on the shopping frontages will increase diversity. This will also improve the vitality and viability of the City Centre.
- 8.65 A broader mix is likely to increase the potential for more housing and jobs.
- 8.66 Greater diversity is likely to increase linked trips and reduce the use of the car.

Policy 7: Role of Town and Local Centres

- 8.67 The following reasonable alternatives were appraised:
 - A - Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses.
- 8.68 A summary of the appraisal of this option against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 16: Summary of Policy 7's Reasonable Alternatives

	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
Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	0

- 8.69 Allowing for greater flexibility in uses, encouraging a mix of non-retail uses will increase diversity. This will also improve the vitality and viability of the centres.
- 8.70 A broader mix is likely to increase the potential for more housing and jobs.
- 8.71 Greater diversity is likely to increase linked trips and reduce the use of the car.

Policy 8: Housing Size, Mix and Choice

- 8.72 The following reasonable alternatives were appraised:

Mix of sizes and types

- A - Retain the scope of the policy within the Aligned Core Strategies. Developments should provide a mix of housing tenures, types and sizes, with two or more-bedroom flats in the city centre, innovative family housing on the centre's fringes. Elsewhere there should be a broader mix of housing. Consideration should also be given to the needs of elderly residents. The mix of housing should be determined by local evidence, including housing needs assessments.
- B - Do not have prescriptive % requirements for open market house sizes and types.
- C - Include prescriptive % house size and type requirements for both affordable housing and open market housing.

Affordable Housing

- D - Retain the policy approach within the Rushcliffe Core Strategy and do not set tenure percentages for affordable housing in policy and defer this to subsequent plans. Include an overall % target for affordable housing for each housing submarket area.
- E - Include an overall % target for affordable housing for each local authority area.
- F - Set tenure % target for affordable housing in policy at a housing submarket area.
- G - Set tenure percentages for affordable housing in policy at an authority level.

Standards

H - Defer consideration of requirements for wheelchair accessible and adaptable homes to subsequent plans.

I - Include a requirement for wheelchair accessible and adaptable homes.

J - Do not include policy requirement for nationally described space standards and deferring consideration to subsequent plans.

K - Include policy requirement for nationally described space standards.

8.73 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 17: Summary of Policy 8's Reasonable Alternatives

Policy 8: Housing Size, Mix and Choice	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
Mix of Size and Types																
A - Retain the scope of the policy within the Aligned Core Strategies. Developments should provide a mix of housing tenures, types and sizes, with two or more-bedroom flats in the city centre, innovative family housing on the centre's fringes. Elsewhere there should be a broader mix of housing. Consideration should also be given to the needs of elderly residents. The mix of housing should be determined by local evidence, including housing needs assessments.	++	0	+	+	0	0	+	0	0	0	0	0	0	0	0	0
B - Do not have prescriptive % requirements for open market house sizes and types.	?	0	?	?	0	0	?	0	0	0	0	0	0	0	0	0
C - Include prescriptive % house size and type requirements for both affordable housing and open market housing.	++	0	+	?	0	0	+	0	0	0	0	0	0	0	0	0
Affordable Housing																
D - Retain the policy approach within the Rushcliffe Core Strategy and do not set tenure percentages for affordable housing in policy and defer this to subsequent plans. Include an overall % target for affordable housing for each housing submarket area.	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0
E - Include an overall % target for affordable housing for each local authority area.	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0

Policy 8: Housing Size, Mix and Choice	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
F - Set tenure % target for affordable housing in policy at a housing submarket area.	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0
G - Set tenure percentages for affordable housing in policy at an authority level.	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0
Standards																
H - Defer requirements for wheelchair accessible and adaptable homes to subsequent plans.	?	0	0	0	?	0	?	0	0	0	0	0	0	0	0	0
I - Include a requirement for wheelchair accessible and adaptable homes.	+	0	0	0	++	0	++	0	0	0	0	0	0	0	0	0
J - Do not include policy requirement for nationally described space standards and defer to subsequent plans.	?	0	0	0	?	0	?	0	0	0	0	0	0	0	0	0
K - Include policy requirement for nationally described space standards.	+	0	0	0	+	0	++	0	0	0	0	0	0	0	0	0

- 8.74 The appraisal of alternative approaches for Policy 8: Housing Size, Mix and Choice has highlighted the benefits the options will bring to the objectives they affected. None of the options scored a minor or major negative against any objective.
- 8.75 Regarding Options A-C which dealt with approaches to a Mix of Size and Types, Options A and C scored major positives against the Housing objective, which is to be expected given the nature of the policy. Options A and C also scored a minor positive against objective 3 and 7. Option A scored a minor positive against objective 4. However, the impact of Option C on objective 4 was assessed to be unknown as it is uncertain how Option C would impact on shopping centres. The impact of Option B on objective 1, 3, 4 and 7 was assessed to be unknown as it is uncertain how having a prescriptive requirement would impact the objectives. For the remaining objectives, Option B was assessed to have no impact.
- 8.76 Options D-G, which assessed the approaches to Affordable Housing, scored the same across all 16 objectives. The options scored major positives against the Housing and Social Inclusion objectives which is to be expected given the nature of the policy options. The impact of the options against the health and well-being objective was assessed to be unknown, as it is uncertain what the impact of the policy options will be. The options did not impact any of the other objectives.
- 8.77 Options H-K assessed the approaches to Standards. Options H and J considered deferring requirements for wheelchair accessible and adaptable homes and nationally described space standards to subsequent plans. The impact of these two options against objective 1, 5 and 7 was assessed to be unknown since there would be no certainty until the subsequent Local Plan was adopted. For the remaining objectives, option H and J were assessed to have no impact. Options I and K would include a requirement for wheelchair accessible and adaptable homes and nationally described space standards. Both options scored major positives against objective 7 and minor positives against objective 1 as they would both significantly improve social inclusion and increase the range of housing provided. Option I scored a major positive against objective 5 health and well-being as it would significantly reduce health inequalities. Option K scored a minor positive against objective 5 health and well-being as it was assessed to reduce health inequalities, but not to the same extent as Option I.

Policy 9: Gypsies, Travellers and Travelling Showpeople

- 8.78 The following reasonable alternatives were appraised:
- A – Retain the scope of the policy within the Aligned Core Strategies which include pitch requirements that meet identified need. Defer any allocation of sites to future plan preparation and include a criteria based policy approach for identification of sites through planning applications.
- B – Do not include a policy and defer consideration to future plans.

8.79 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 18: Summary of Policy 9's Reasonable Alternatives

Policy 9: Gypsies, Travellers and Travelling Showpeople	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
A - Retain the scope of the policy within the Aligned Core Strategies which include pitch requirements that meet identified need. Defer any allocation of sites to future plan preparation and include a criteria-based policy approach for identification of sites through planning applications.	++	0	0	0	+	0	+	?	?	0	0	0	?	?	?	?
B - Do not include a policy and defer consideration to future plans.	?	0	0	0	?	?	?	?	?	?	?	?	?	?	?	?

- 8.80 The appraisal of alternative approaches to this Policy has highlighted that Option A has some positive benefits against three of the objectives.
- 8.81 Option A is likely to have a major positive impact on the housing objective. Option A is also likely to have a positive impact on both the health & well bring and social inclusion objectives.
- 8.82 The impact of Option B on several of the objectives is less certain than Option A as it does not include a policy and defers consideration to subsequent plans.
- 8.83 In conclusion, Option A would comprise a more sustainable strategy.

Policy 10: Design and Enhancing Local Identity

- 8.84 The following reasonable alternatives were appraised:

A – Assess policy approach that requires development to have regard to its local context including landscape and heritage and sets design requirements including provision for design codes through subsequent plans and SPDs.

B – Assess policy approach as per the above but that also includes a requirement to accord with existing standards, such as:

- National Design Guide
- BREEM standards for commercial building
- ‘Living with Beauty’
- ‘Transport for New Homes Charter’
- ‘Habinteg’ guidance
- Building for Life
- Building for a Healthy Life
- RIBA’s ‘Homes for All Ages’
- Natural England’s ‘Green Infrastructure Guidance’
- ‘The SuDS Manual’
- ‘Passivhaus Standard’
- CPRE’s design guides
- ‘Lifetime Homes’
- Design review panels

- 8.85 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 19: Summary of Policy 10's Reasonable Alternatives

Policy 10 – Design	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
A - Retain policy approach within the Aligned Core Strategy that requires development to have regard to its local context including landscape and heritage and notes that design requirements including provision for design codes will be set through subsequent plans and SPDs.	0	0	+	?	0	+	0	0	0	+	0	0	0	+	+	0
B - Retain policy approach within the Aligned Core Strategy that requires development to have regard to its local context including landscape and heritage and notes that design requirements including provision for design codes will be set through subsequent plans and SPDs but also includes a requirement to accord with existing standards.	0	0	+	?	0	+	0	0	0	+	0	0	0	+	+	0

8.86 The appraisal of alternative approaches to Policy 10 has highlighted that both options would have a positive impact on many of the objectives that relate to design. Option B provide for reference being included in the policy to existing standards and the impact of this on each objective depends on the precise standards referred to.

Policy 11: The Historic Environment

8.87 The following reasonable alternatives where appraised:

A - Retain policy within the Aligned Core Strategies. This policy conserves and enhances historic environment and assets, requiring decisions have regarding to wider social, cultural, economic and environmental objectives. Policy identifies a wide range of historic assets and features which should be conserved and enhanced. It also sets out a number of approaches that assist in the protection and enjoyment of the historic environment.

B - Recognise the role of heritage led regeneration.

8.88 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 20: Summary of Policy 11's Reasonable Alternatives

Policy 11: The Historic Environment	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
A - Retain policy within the Aligned Core Strategies. This policy conserves and enhances historic environment and assets, requiring decisions have regarding to wider social, cultural, economic and environmental objectives. Policy identifies a wide range of historic assets and features which should be conserved and enhanced. It also sets out a number of approaches that assist in the protection and enjoyment of the historic environment.	0	+	0	0	+	0	+	0	+	0	0	0	+	+	++	0
B - Recognise the role of heritage led regeneration.	0	0	0	0	0	0	+	0	+	0	0	0	0	0	+	0

- 8.89 The appraisal of the two alternative approaches to Policy 11: The Historic Environment has highlighted the benefits of both options against the objective of the Built and Historic Environment, with Option A scoring a major positive and Option B a minor positive.
- 8.90 The appraisal identified that Option A, which would retain the current policy approach, scored minor positives against six objectives and scored one major positive against the objective of the Built and Historic Environment. Option A would have no impact against the remaining objectives. This suggests that if the current policy was adopted, it would have a wide and beneficial impact.
- 8.91 The appraisal identified that Option B, which recognised the role of heritage led regeneration, scored minor positives against three objectives, which included the objective relating to the Built and Historic Environment. It was found that Option B would have no impact against the rest of the objectives. This suggests that Option B would have a limited, but beneficial impact if included within the policy approach for Policy 11.
- 8.92 In conclusion, retaining the current approach whilst recognising the role of heritage led regeneration would comprise a sustainable strategy for the Historic Environment.

Policy 12: Local Services and Healthy Lifestyles

- 8.93 The following reasonable alternatives were appraised:
- A - Retain policy approach within Aligned Core Strategies that seeks to support new or extended community facilities and sets out location criteria.
 - B - Retain policy approach within Aligned Core Strategies but include more extensive policy in relation to 'Healthy Lifestyles'.
 - C - Retain policy approach within Aligned Core Strategies but make the policy more restrictive in relation to the loss of community facilities (paragraph 3.12.8 of the Aligned Core Strategies and paragraph 3.12.8 of Rushcliffe Core Strategy define community facilities: include, but are not restricted to: schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres, GP surgeries, dentists, community centres or halls, libraries, leisure centres and emergency services).
- 8.94 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 21: Summary of Policy 12's Reasonable Alternatives

Policy 12: Local Services and Healthy Lifestyles	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
A – Retain existing ACS approach	0	+	+	++	+	?	++	++	?	?	+	?	?	?	+	?
B – Include more extensive policy in relation to Healthy Lifestyles	0	+	+	++	++	?	++	++	?	?	+	?	?	?	+	?
C – Make policy more restrictive in relation to loss of community facilities	0	+	+	++	+	?	++	++	?	+	+	?	0	0	+	?

- 8.95 The appraisal of alternative approaches for Policy 12: Local Services and Healthy Lifestyles has highlighted that all of the options have a number of positive impacts, with no negative impacts being identified.
- 8.96 All options had a neutral impact on Objective 1 and a minor positive impact in relation to Objectives 2 and 3, with the potential to either protect or create jobs being highlighted.
- 8.97 All options had a major positive in relation to Objective 4 as the protection or enhancement of community facilities will help to protect the vitality and viability of shopping centres.
- 8.98 For Objective 5, the focus of Option B on healthy lifestyles was considered to be a major positive, with Options A and C scoring minor positives. All options had a major positive for Objective 7, with the importance of local services for social cohesion being highlighted.
- 8.99 For Objective 8, all options scored a major positive with references made to the location of services within existing centres which are primarily well served by public transport and therefore reduce the need to travel by car.
- 8.100 For Objective 10, Option C scored a minor positive due to the increased emphasis on protecting existing facilities and therefore reducing the need to build new facilities elsewhere. For Options A and B it was considered that the impact would depend on the location and type of facilities.
- 8.101 For Objective 11, all Options scored a minor positive as protecting or enhancing local services was considered to reduce the need to travel by car due to the location of existing services.
- 8.102 For Objectives 13 and 14, the impact for Options A and B was considered to be uncertain as the impact of any new services and facilities may have an impact, depending on the type and location of development. For Option C, it was considered to be neutral as a focus on preserving existing facilities would not have an impact on these Objectives.
- 8.103 For Objective 15, all Options would have a minor positive impact with specific reference made to the protection and enhancement of any local heritage assets and facilities to help people access and understand local heritage.
- 8.104 The impact on Objectives 6, 9, 12 and 16 were uncertain for all options as it would depend on the type and location of the services and facilities.

Policy 13: Culture, Tourism and Sport

- 8.105 The following reasonable alternatives were appraised:

A - Retain the approach within the existing Policy 13 by directing national and regional facilities towards Nottingham City Centre and locally important facilities towards town and district centres. New sporting facilities must

complement existing facilities in the southeast of the main urban area. Existing facilities will be protected.

B - Retain protections of existing facilities. Do not however identify a hierarchy of leisure facilities (national, regional and local) and their preferred locations. Establish a more flexible approach to the location of facilities and set plan wide criteria that should be applied to all cultural, tourism and sporting facilities.

8.106 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 22: Summary of Policy 13's Reasonable Alternatives

Policy 13: Culture, Tourism and Sport	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
A - Retain the approach within the existing Policy 13 by directing national and regional facilities towards Nottingham City Centre and locally important facilities towards town and district centres. New sporting facilities must complement existing facilities in the southeast of the main urban area. Existing facilities will be protected.	0	+	0	+	+	?	++	+	?	?	?	?	+	?	+	?
B - Retain protections of existing facilities. Do not however identify a hierarchy of leisure facilities (national, regional and local) and their preferred locations. Establish a more flexible approach to the location of facilities and set plan wide criteria that should be applied to all cultural, tourism and sporting facilities.	0	+	0	++	++	?	++	+	?	?	?	?	+	?	+	?

- 8.107 The appraisal of alternative approaches to this Policy has highlighted some positive benefits against several of the objectives.
- 8.108 Both options are likely to lead to an improvement of the vitality of the city centre and town and district centres as a result of supporting the creation and improvement of culture, tourism and sporting facilities within or adjoining the city centre, town or district centres. It is noted that option A could be less supportive of major facilities of national or regional importance (for sport).
- 8.109 Both options are likely to result in a positive impact on the objective including by increasing the opportunities for recreational physical activity and potentially also the enhancement of the quality of existing open space or blue-green infrastructure. It is noted that option A could be less supportive of major facilities of national or regional importance (for sport).
- 8.110 In conclusion, Option B could be more supportive of major facilities of national or regional importance (for sport).

Policy 14: Managing Travel Demand

- 8.111 The following reasonable alternatives were appraised:
- A - Retain policy approach within the Aligned Core Strategies which requires development is accessible by sustainable transport. A hierarchical approach requires: reductions in travel by private car; improvements to sustainable transport are provided early; optimisation of the existing highway network to prioritise sustainable transport; and management measures then highways capacity enhancement if sustainable transport measures are not adequate.
 - B - Retain policy that requires developments are accessible by sustainable transport (public transport and wider cycle and pedestrian routes). Make the policy more prescriptive, requiring measures which restrict the use of the private cars for local journeys, prioritise sustainable transport, including pedestrian and cycle friendly streets, and promote the principles that underpin 'low traffic' and 20 minute neighbourhoods.
- 8.112 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 23: Summary of Policy 14's Reasonable Alternatives

Policy 14: Managing Travel Demand	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
A - Retain policy approach within the Aligned Core Strategies which requires development is accessible by sustainable transport. A hierarchical approach requires reductions in travel by private car; improvements to sustainable transport are provided early; optimisation of the existing highway network to prioritise sustainable transport; and management measures then highways capacity enhancement if sustainable transport measures are not adequate.	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+
B - Retain policy that requires developments are accessible by sustainable transport (public transport and wider cycle and pedestrian routes). Make the policy more prescriptive, requiring measures which restrict the use of the private cars for local journeys, prioritise sustainable transport, including pedestrian and cycle friendly streets, and promote the principles that underpin 'low traffic' and 20-minute neighbourhoods.	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+

- 8.113 The appraisal of the two alternative approaches for Policy 14: Managing Travel Demand scored the same against the 16 objectives. Both options propose to retain the existing policy approach to require development to be accessible by sustainable transport, but Option A would achieve this through a hierarchical approach and Option B would achieve this through prescriptive measures.
- 8.114 Neither Option A nor Option B scored negatively against any of the objectives. Both options scored a major positive against the transport objective, scored 7 minor positives, and for the remaining objectives it was assessed that the two options would have no impact.
- 8.115 In conclusion, both policy options would have a beneficial impact upon not only the transport objective, but a number of other objectives. Either options would secure a sustainable strategy for managing travel demand.

Policy 15: Transport Infrastructure Priorities

- 8.116 Only one reasonable alternative was appraised:
- A - Retain policy approach within the Aligned Core Strategies which requires new infrastructure to deliver the principles of Policy 3, Policy 14 and the priorities of the Local Transport Plan. Infrastructure should encourage non-private car modes of transport. The policy should identify a list of specific infrastructure essential to the delivery of the Strategic Plan.
- 8.117 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 24: Summary of Policy 15's Reasonable Alternatives

Policy 15: Transport Infrastructure Priorities	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
A - Retain policy approach within the Aligned Core Strategies which requires new infrastructure to deliver the principles of Policy 3, Policy 14 and the priorities of the Local Transport Plan. Infrastructure should encourage non-private car modes of transport. The policy should identify a list of specific infrastructure essential to the delivery of the Strategic Plan.	+	+	0	+	+	0	+	++	0	-	-	0	0	0	0	0

8.118 The appraisal of retaining the policy approach for Policy 15: Transport Infrastructure Priorities has highlighted the benefits for multiple objectives, with the option being scored major positive for transport, and minor positive for five other objectives. However, the option scored minor negative against the Energy and Climate Change objective and the Pollution and Air Quality objective. This recognises that whilst the policy does encourage the delivery of infrastructure for sustainable modes of transport, the option will also support the delivery of infrastructure for the private car, which will negatively impact these two objectives.

Policy 16: Blue and Green Infrastructure and Landscape

8.119 The following reasonable alternatives were appraised:

Blue and Green Infrastructure

- A - Retain policy approach within the Aligned Core Strategies which identifies current network of primary blue and green infrastructure corridors. Prioritises enhancement in around strategic development.
- B - Develop a wider network than currently identified (informed by an updated BGI Strategy).
- C - Set out strategic BGI priorities for development plans and separate criteria for development proposals. Include mitigation hierarchy to address harm to assets and weighting that should be applied to the benefits and harm of a proposal that affects an asset or network.
- D – Include a policy to encourage ‘urban greening’ through larger gardens, wider tree lined streets, community orchards, requirement for more green space etc.
- E - Include a policy to set targets for % increase in tree canopy cover for each authority.

Landscape

- F - Retain current approach where landscape character is protected in line with recommendations in the Landscape Character Assessment. Corridors and assets should be multi-functional, and these functions are listed.
- G - Include policy on landscape character, identifying valued landscapes.

8.120 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 25: Summary of Policy 16's Reasonable Alternatives

Policy 16: Blue and Green Infrastructure and Landscape	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
Blue and Green Infrastructure																
Retain policy approach within the Aligned Core Strategies which identifies current network of primary blue and green infrastructure corridors. Prioritises enhancement in around strategic development.	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
Develop a wider network than currently identified (informed by an updated BGI Strategy).	0	0	0	0	?	0	0	0	?	?	?	?	?	0	0	0
Set out strategic BGI priorities for development plans and separate criteria for development proposals. Include mitigation hierarchy to address harm to assets and weighting that should be applied to the benefits and harm of a proposal that affects an asset or network.	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
Include a policy to encourage 'urban greening' through larger gardens, wider tree lined streets, community orchards, requirement for more green space etc.	0	0	0	0	+	0	0	0	0	+	++	+	++	0	0	0
Include a policy to set targets for % increase in tree canopy cover for each authority.	0	0	0	0	+	0	0	0	0	+	++	+	++	0	0	0
Landscape																
Retain current approach where landscape character is protected in line with recommendations in the Landscape Character Assessment. Corridors and assets should be multi-functional, and these functions are listed.	0	0	0	0	0	0	0	0	0	0	0	+	++	+	+	0

Policy 16: Blue and Green Infrastructure and Landscape	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
Include policy on landscape character, identifying valued landscapes	0	0	0	0	0	0	0	0	0	0	0	?	?	?	?	0

- 8.121 The alternative approaches for Policy 16: Blue and Green Infrastructure and Landscape scored positively against the objectives they affected. Where an option did not score positively against an objective, it was either assessed to have no impact upon the objective or the impact of the option on the objective was unknown.
- 8.122 When considering the Blue and Green Infrastructure Options A-E, Options A and C-E scored major positive against the Pollution and Air Quality objective and the Natural Environment, Biodiversity and BGI objective. This is not surprising given the nature of the policy and its options. Options A and C scored more positives than Options D-E. However, Options A and C had a wider scope to positively benefit more objectives, whereas Options D-E provided more focused policy options, narrowing the scope to positively benefit other objectives.
- 8.123 The impact of Option B against some of the objectives was assessed to be unknown given that the proposed wider blue and green infrastructure network is unknown, and therefore the impact of the option on the objectives is unknown.
- 8.124 When considering the Landscape Options F-G, the two options had no impact upon twelve of the objectives. Option F scored positively against objectives 12-15 as the option complements the environmental objectives. However, against objectives 12-15 the impact of Option G was assessed to be unknown given that the proposed wider landscape network is unknown and therefore the impact of the option on the objectives is unknown.

Policy 17: Biodiversity

- 8.125 The following reasonable alternatives were appraised:
- A - Retain policy which sets out how biodiversity will be increased over the plan period. This will be achieved by protecting and enhancing networks or habitats and species; avoiding the fragmentation of the blue and green infrastructure network; providing biodiversity features on site; supporting management of new and created habitats; apply the mitigation hierarchy. Designated sites will be protected and development on non-designated sites will only be permitted where harm outweighs the benefits.
 - B - Retain the broad policy approaches within the Aligned Core Strategy but identify ecological networks within the plan and establish policy protections where development may affect these networks.
 - C - Do not specify a biodiversity net gain amount.
 - D - Set 10% minimum biodiversity net gain and allow s the option to set higher % biodiversity net gain amount.

E - Set minimum biodiversity net gain of 20% and allow subsequent plans the option to set higher % net gain.

8.126 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 26: Summary of Policy 17's Reasonable Alternatives

Policy 17: Biodiversity	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
A - Retain policy which sets out how biodiversity will be increased over the plan period. This will be achieved by protecting and enhancing networks or habitats and species; avoiding the fragmentation of the blue and green infrastructure network; providing biodiversity features on site; supporting management of new and created habitats; apply the mitigation hierarchy. Designated sites will be protected and development on non-designated sites will only be permitted where harm outweighs the benefits.	?	?	?	0	+	0	++	+	+	++	+	++	++	++	++	++
B - Retain the broad policy approaches within the Aligned Core Strategy but identify ecological networks within the plan and establish policy protections where development may affect these networks.	?	?	?	0	++	0	++	+	+	++	+	++	++	++	++	++
C - Do not specify a biodiversity net gain amount.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D - Set 10% minimum biodiversity net gain and allow subsequent plans the option to set higher % biodiversity net gain amount.	?	?	?	?	?	0	?	?	?	?	?	?	?	?	?	?
E - Set minimum biodiversity net gain of 20% and allow subsequent plans the option to set higher % net gain.	-	-	--	-	++	0	+	+	+	++	+	+	++	+	+	++

- 8.127 The biodiversity policy options cover two themes, firstly the retention of the existing policy and identification of ecological networks (Options A or B) and delivery of biodiversity net gain (Options C, D or E).
- 8.128 Regarding whether to retain the current policy (Option A) or include the identification of ecological networks, both scored the same against the SA Objectives. However, as it would assist the delivery of a connected network of natural greenspace, the identification of ecological network did have a major positive effect on health and wellbeing rather than just minor positive (Option A).
- 8.129 The appraisal of options for delivering net gain clearly shows that Option C (not specifying a biodiversity net gain requirement) would have a neutral impact as the Government has legislated a requirement for 10% in biodiversity net gain and it will be required without a policy on net gain.
- 8.130 Option D's effects (allowing subsequent plans to set a higher % net gain) are unknown as subsequent plans may or may not set a greater net gain requirement.
- 8.131 The appraisal of Option E (setting a minimum net gain of 20%) did however enable conclusions to be made regarding its effects on the SA objectives. It is likely that it would have negative effects on the delivery of housing and economic objectives as it could affect viability. However, this is tested in the plan wide viability appraisal and will depend on the sites selected (sites with priority habitats will require more net gain to offset any harm to these habitats). Conversely, Option E does have positive effects on all the other objectives, including health and wellbeing, transport, brownfield land, pollution, flooding, natural environment, landscape, built environment and natural resources.

Policy 18: Infrastructure and Developer Contributions

- 8.132 The following reasonable alternatives were appraised:
- A - Assess a policy which sets out key infrastructure requirements and sets out funding mechanisms for key infrastructure required which will include transport infrastructure, public transport, health, education, open space and training and employment measures (This would be a merging of existing Core Strategies policies 18 and 19).
- 8.133 A summary of the appraisal of these options against the sustainability objectives is below. **Appendix D** contains a detailed explanation of these appraisals and justifications for the identified effects.

Table 27: Summary of Policy 18's Reasonable Alternatives

Policy 18: Infrastructure and Developer Contributions	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
A - Policy sets out key infrastructure requirements and sets out funding mechanisms for key infrastructure	+	+	+	?	++	?	++	++	?	?	+	+	++	?	+	?

- 8.134 Only one option was considered as part of the appraisal. The Option scored minor positives in relation to Objectives 1,2 and 3 with importance of providing infrastructure and setting requirements for developer contributions being highlighted in relation to housing, employment and economic development.
- 8.135 The impact on Objective 4 was uncertain as it would depend on the type and location of infrastructure in respect of whether it would impact shopping centres. Objectives 6, 9 10, 14 and 16 were also considered to be uncertain.
- 8.136 Objective 5 was a major positive as it would help to ensure that new health services, opportunities for recreation and new open space or blue-green infrastructure are funded and delivered.
- 8.137 Objective 7 was also a major positive due to the benefits to community facilities and educational facilities which help to support social inclusion.
- 8.138 Objective 8 was a major positive as identifying transport priorities would help to ensure that developer contributions fund public transport infrastructure which would increase accessibility to services and facilities.
- 8.139 The impact on Objective 11 was a minor positive due to the potential of delivering public transport infrastructure, including footpaths and cycleways, which would help to reduce levels of air, noise and other types of pollution, by reducing the number of journeys made by the private car.
- 8.140 Objective 12 also scored a minor positive as the Option it would help to deliver environmental improvements and blue-green infrastructure which may reduce flood risk.
- 8.141 Objective 13 was a major positive as it would ensure that new opportunities for open space and blue-green infrastructure networks are funded and delivered.
- 8.142 Objective 15 was a minor positive as it could provide funding to increase the access to, and enjoyment, of the historic environment, for example through contributions to cultural facilities.

Reasonable alternatives taken forward within the Publication Draft Strategic Plan

- 8.143 The following paragraphs comprise a summary of the reasonable alternatives (options) taken forward for each policy within the Strategic Plan.
- 8.144 **Table 1** shows Article 5 (1) of the SEA Directive requirements which the second part of this section addresses, i.e. (f) the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; and (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

Stage 4: Appraisal of Publication Draft policy appraisals

- 8.145 The fourth stage was an appraisal of the policies contained within the Publication 19 version of the Greater Nottingham Strategic Plan. The final policies were informed by the options appraised as part of Stage 3, as well as other considerations including consultation responses, evidence work and policy decisions.

Table 28: Summary of policies within the Greater Nottingham Strategic Plan

Site Specific Policies have been assessed separately under the site specific SA Framework.

	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
Policy 1: Climate Change	+	0	0	0	+	0	0	0	0	++	+	++	+	0	+	++
Policy 2: The Spatial Strategy	++	++	++	++	+	0	+	++	++	+	?	?	++	+	?	+
Policy 3: Housing Target	++	+	+	+	0	?	+	-	?	?	?	0	?	?	?	-
Policy 4: The Green Belt	++	?	++	?	?	0	0	?	+	?	?	?	?	?	?	?
Policy 5: Employment Provision	0	++	++	++	0	0	+	+	+	?	?	0	?	?	?	?
Policy 6: Nottingham City Centre	++	++	++	++	+	+	++	++	++	++	+	0	+	0	++	0
Policy 7: Role of Town and Local Centres	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	0
Policy 8: Housing Size, Mix and Choice	++	0	+	+	+	0	++	0	0	0	0	0	0	0	0	0
Policy 9: Gypsies, Travellers and Travelling Showpeople	++	0	0	0	+	0	+	?	?	0	0	0	?	?	?	?

	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
Policy 10: Design and Enhancing Local Identity	0	0	++	++	+	+	+	+	+	+	+	0	+	++	++	?
Policy 11: The Historic Environment	0	+	0	0	+	0	+	0	+	0	0	0	+	+	++	0
Policy 12: Local Services and Healthy Lifestyles	0	+	+	++	++	?	++	++	?	+	++	?	0	?	+	?
Policy 13: Culture, Tourism and Sport	0	+	0	++	++	?	++	+	?	?	?	?	+	?	+	?
Policy 14: Managing Travel Demand	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+
Policy 15: Transport Infrastructure Priorities	+	+	0	+	+	0	+	++	0	-	-	0	0	0	0	+
Policy 16: Blue And Green Infrastructure, Parks and Open Space	0	0	0	0	+	0	0	0	+	++	++	++	++	+	+	0
Policy 17: Biodiversity	?	?	?	0	++	0	++	+	+	++	+	++	++	++	++	++
Policy 18: Developer Contributions for Infrastructure	+	+	+	?	++	?	++	++	?	?	+	+	++	?	+	?

Section 9: Appraisals on site options (Stages B2 to B4)

- 9.1 **This section updates and supersedes Section 6 of the Preferred Approach Sustainability Appraisal Report (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).**
- 9.2 This section and the following sections cover the scoping of reasonable alternatives (site options) for allocations of strategic sites for housing/mixed use, employment and strategic logistics in the Greater Nottingham Strategic Plan and summarise the findings of the appraisals on the reasonable alternatives.
- 9.3 This section covers the agreed approach taken by the participating councils and the following sections provide the summaries for each of the following council areas:
- Appraisal on site options in Broxtowe;
 - Appraisal on site options in Gedling;
 - Appraisal on site options in Nottingham City; and
 - Appraisal on site options in Rushcliffe.
- 9.4 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section and the following sections address i.e. (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; (f) the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; and (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- 9.5 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) by highlighting the sustainability implications of each. The appraisal on the reasonable alternative options should be a continual process, starting from the options put forward at the beginning all the way through to the options being worked into the draft version of Greater Nottingham Strategic Plan. Certain options may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- Selecting the reasonable alternative housing and mixed-use site options**
- 9.6 Each participating council had undertaken an exercise to scope the potential housing/mixed-use site options and employment site options for allocating

strategic sites in the Greater Nottingham Strategic Plan. It was considered appropriate to review potential sites using a traffic light (RAG) system and the following approach was agreed:

- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal. They include existing Part 1 Local Plan strategic sites to be rolled forward.
- Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review. They may include existing Part 2 Local Plan non-strategic sites. It is for each council to consider whether to defer an amber site for consideration within future plans; and
- Sites identified as red are not considered reasonable alternatives for strategic housing/mixed use or employment. They are not realistic options.

9.7 Regarding the threshold for sites to be considered for strategic growth, the following approach was agreed:-

- Location of the sites – whether they are within or adjacent to the main built up area of Nottingham, adjacent to the sub-regional centre of Hucknall or a key settlement which is identified as sustainable and accessible;
- Size of site – if site is standalone, then 500 dwellings threshold is used for housing and 5 ha or more or 20,000 sq. m or more for employment. However, smaller sites may be included if they form part of a group or cluster of smaller sites that altogether meet the threshold; and
- Grouping of sites – if there are a group or cluster of smaller sites around a settlement which may be considered strategic, they may be appraised as 'single' site.

9.8 The sources of sites for consideration as reasonable alternatives include:-

- Sites in the Greater Nottingham Growth Options Study (July 2020) which are also included in the Greater Nottingham Strategic Plan Growth Options consultation document (May 2020);
- Sites in the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021);
- Sites put forward in response to the Greater Nottingham Strategic Plan Growth Options consultations in July 2020 and February 2021; and

- Additional sites promoted via call for sites or the Strategic Housing Land Availability Assessment process.

Selecting the reasonable alternative strategic distribution and logistics site options

- 9.9 The assessment of strategic distribution sites has been undertaken separately from other housing and employment sites due to their scale, specific locational and infrastructure requirements and their 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 are also appraised for mixed use and employment uses within this Sustainability appraisal (and the previous Preferred Approach Sustainability Appraisal (December 2022)).
- 9.10 The identification of sites as reasonable alternatives was previously undertaken within the Preferred Approach Strategic Distribution Background Paper (December 2023). This has been repeated following consultation on the Preferred Approach. Both exercises 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).
- 9.11 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.
- 9.12 As with housing and mixed-use sites, those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this appraisal.
- 9.13 The following sections list the scoping of reasonable alternatives (site options) for both housing and mixed-use strategic site allocations and strategic logistics site allocations.

Undertaking the appraisals on the reasonable alternative site options

- 9.14 Each participating council undertook the appraisals on site options. Each site option was assessed against the SA objectives which include site criteria questions set out in the matrix scoring system (See **Table 7**). The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.
- 9.15 The appraisals for all site options for each council are included in **Appendices E, F, G and H**.

Difficulties encountered in undertaking the appraisals

- 9.16 Further studies were carried out where information was lacking and they have informed and will inform the development of the Greater Nottingham Strategic Plan. For example, the Greater Nottingham Blue-Green Infrastructure Strategy, which includes the identification of strategic blue-green infrastructure networks across the plan area, was completed in 2022 and has informed the appraisal of a site's effects on the natural environment. In addition, the Centres Study was not completed until March 2024, and this delayed the appraisal of site's effects on retail centres.
- 9.17 The difficulties encountered in undertaking the appraisals for site options were: identifying the potential scale of development; assessing the impact of development where details of the form and exact scale of the development are not known; and the identification of effective and deliverable mitigation measures where the scale of effects are uncertain. This made it difficult to assess against the SA Framework 2 where some of the criteria questions could not be answered for example:
- Details on meeting housing need for SA objective 1: housing.
 - Details on new job opportunities for unemployed people and in areas of deprivation for SA objective 2: employment and jobs.
 - Details on employment uses, educational buildings and mixed live-work units for SA objective 3: economic structure and innovation.
 - Details regarding renewable energy provision or energy efficiency measures or nature-based solutions for SA objective 10: energy and climate change.
 - Details on effects on Air Quality Management Areas for SA objective 11: pollution and air quality.
 - Details regarding river habitat in-stream and the riparian zone and flood prevention measures for SA objective 12: flooding and water quality.
 - Details regarding loss of existing habitats or tree/hedgerows/woodland or loss of connectivity and provision of on-site and off-site open space for SA objective 13: natural environment, biodiversity and blue-green infrastructure. Natural capital and ecological condition of sites are unknown without detailed site surveys.
 - Details on whether the development will conserve, enhance or restore the features and characteristics of the landscape or create a new landscape character for SA objective 14: landscape as the effect of new development would be heavily influenced by the density, design and layout of development.
 - Details in relation to the built and historic environment for SA objective 15: built and historic environment.
 - Details on agricultural land and existing mineral resources for SA objective 16 natural resources and waste management.
- 9.18 A range of assumptions have been identified in the appraisals:

- SA objective 1: housing. It is assumed that new development on all sites provides a mix of housing (in terms of size, type and tenure) to meet housing need.
- SA objective 2: employment and jobs. Job generation assumptions are based on permanent jobs relates to the operational phase of the development and does not include temporary construction jobs. Where available, permanent jobs are taken from the economic assessment supporting the relevant planning application.
- SA objective 6: community safety. It is assumed that design issues would be addressed at the planning application stage.
- SA objective 8: transport. It is assumed that, where appropriate, development proposals would be accompanied by a transport assessment at the planning application stage.
- SA objective 10: energy and climate change. It is assumed that climate change issues would be addressed at the planning application stage.
- SA objective 11: pollution and air quality. It is assumed where development is likely to increase traffic in these areas.
- SA objective 12: flooding and water quality. It is assumed that, where appropriate, development proposals would be accompanied by a site-specific Flood Risk Assessment at the planning application stage and that suitable flood alleviations measures would be incorporated into the design of new development where necessary to minimise flood risk.
- SA objective 13: natural environment, biodiversity and blue-green infrastructure. It is assumed that development proposals would create at least 10% biodiversity net gain.
- SA objective 15: build and historic environment. It is assumed that, where appropriate, development proposals would be accompanied by a heritage assessment at the planning application stage.
- SA objective 16: natural resources and waste management. It is assumed that the Nottingham and Nottinghamshire Joint Waste Local Plan will make sufficient waste infrastructure provision available.

Summary of the appraisals

9.19 The following sections summarise the SA appraisals on the site options for each council area:-

- Section 9A for Broxtowe;
- Section 9B for Gedling;
- Section 9C for Nottingham City; and
- Section 9D for Rushcliffe.

Selecting reasonable alternative sites for strategic sites

9.20 This report does not explain how the reasonable alternative sites were selected for strategic sites. The Publication Draft Site Selection Report (2024) summarises how the sites were identified for allocation in the

Publication Draft Strategic Plan. Critically this includes their assessment within this sustainability appraisals and their reasonable alternatives. In order to assess which of these sites will be allocated for development consideration must be given to a wide range of factors, some of which may, by themselves or cumulatively, prevent a site's allocation. These include amongst others:

- Landscape and visual impact;
- Historic environment;
- Green Belt;
- Flooding;
- Biodiversity; and
- Infrastructure.

9.21 In order to ensure that decisions about which of the reasonable alternative sites will be allocated are made in a transparent and objective way, a process of assembling relevant information and then considering this information in a consistent manner has been undertaken. A two stage process has been used to determine firstly whether the site could be allocated and secondly recommendations made as to whether the site is allocated in preference to other reasonable alternative sites so that the housing need requirement is met.

9.22 The four appendices to the Publication Draft Site Selection Report provide the detail of the site selection process and set out the decisions that have been made to arrive at the final list of allocated sites for each council area:-

- Site Selection Report Appendix A – Broxtowe;
- Site Selection Report Appendix B – Gedling;
- Site Selection Report Appendix C – Nottingham City; and
- Site Selection Report Appendix D – Rushcliffe.

9.23 The Publication Draft Strategic Plan includes development requirement policies for each strategic site allocation and, in addition to the type, location and scale of development, this final Sustainability Appraisal considers these policy requirements.

Section 9A: Appraisals on site options in Broxtowe (Stages B2 to B4)

- 9A.1 This section updates and supersedes Section 6A of the Preferred Approach Sustainability Appraisal Report (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).
- 9A.2 Section 9 explains the approach taken to scope and appraise potential site options in Broxtowe Borough Council.
- 9A.3 **Appendix E** provides the scoping exercise of the potential site options for Broxtowe Borough Council and the detailed appraisals on those identified as reasonable alternative sites.
- 9A.4 The council has considered the potential site options for each of the following areas:
- B01 Brinsley Extension
 - B02 Eastwood Extension
 - B03 Northwest of Bulwell
 - B04 Watnall Extension
 - B05 Nuthall Extension
 - B06 Awsworth Extension
 - B07 North of Trowell
 - B08 Land off Woodhouse Way
 - B09 Northeast of Toton
 - B10 Between Eastwood and Kimberley
 - B11 Boots
- 9A.5 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Tables 29, 30 and 31**. A traffic light (RAG) system was used which is summarised below:
- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.
 - Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as a strategic housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.
 - Sites identified as red are not considered reasonable alternatives for strategic housing/mixed use or employment.

9A.6 The assessment of strategic distribution sites has been undertaken separately from other housing and employment sites due to their scale, specific locational and infrastructure requirements and their environmental impacts. Some sites are also appraised for mixed use and employment uses within this Sustainability Appraisal.

9A.7 Unlike housing, mixed use and employment sites, the identification of reasonable alternatives only identified green (reasonable) or red (not reasonable) sites.

Table 29: Site options for housing/mixed use development in Broxtowe

Site ref	Site name	Outcome
B01.1PA	East of Church Lane, Brinsley	Amber
B02.1PA	West of Moorgreen	Green
B02.2PA	Land to the East of Mansfield Road, Eastwood	Amber
B03.1PA	West of Hucknall	Green
B03.2PA	West of Bulwell	Green
B04.1PA	West of M1 / Watnall	Green
B04.2PA	North of Watnall	Green
B05.1PA	East of Nuthall	Green
B05.2PA	Land south of Nottingham Road, Nuthall	Amber
B06.1PA	East of Awsworth	Green
B06.2PA	Former Bennerley Coal Disposal Point	Green
B06.3PA	Land north east and south west of Shilo Way	Amber
B07.1PA	North of Trowell	Green
B07.2PA	Land west of Cossall Road, Trowell	Amber
B07.3PA	Land at Cossall Road, Trowell	Amber
B08.1PA	Catstone Green	Green
B08.2PA	West of Coventry Lane	Green
B08.3PA	West of Woodhouse Way	Green
B08.4PA	Field Farm	Green
B09.1PA	Hill Top Farm, Stapleford	Green
B09.2PA	North of Toton	Green
B09.3PA	Toton Strategic Location for Growth	Green
B09.4PA	Chetwynd Barracks	Green
B09.5PA	West of Chilwell Lane	Green
B10.1PA	Between Eastwood and Kimberley	Green
B11.1PA	Boots	Green

9A.8 **Map 2** shows all site options as listed in the above table.

Table 30: Site options for employment development in Broxtowe

Site ref	Site name	Outcome
BBC-EMP-19	New Farm, Nuthall	Green
BBC-EMP-20	Land at Nuthall	Green
BBC-EMP-21	North of Nottingham Business Park	Green

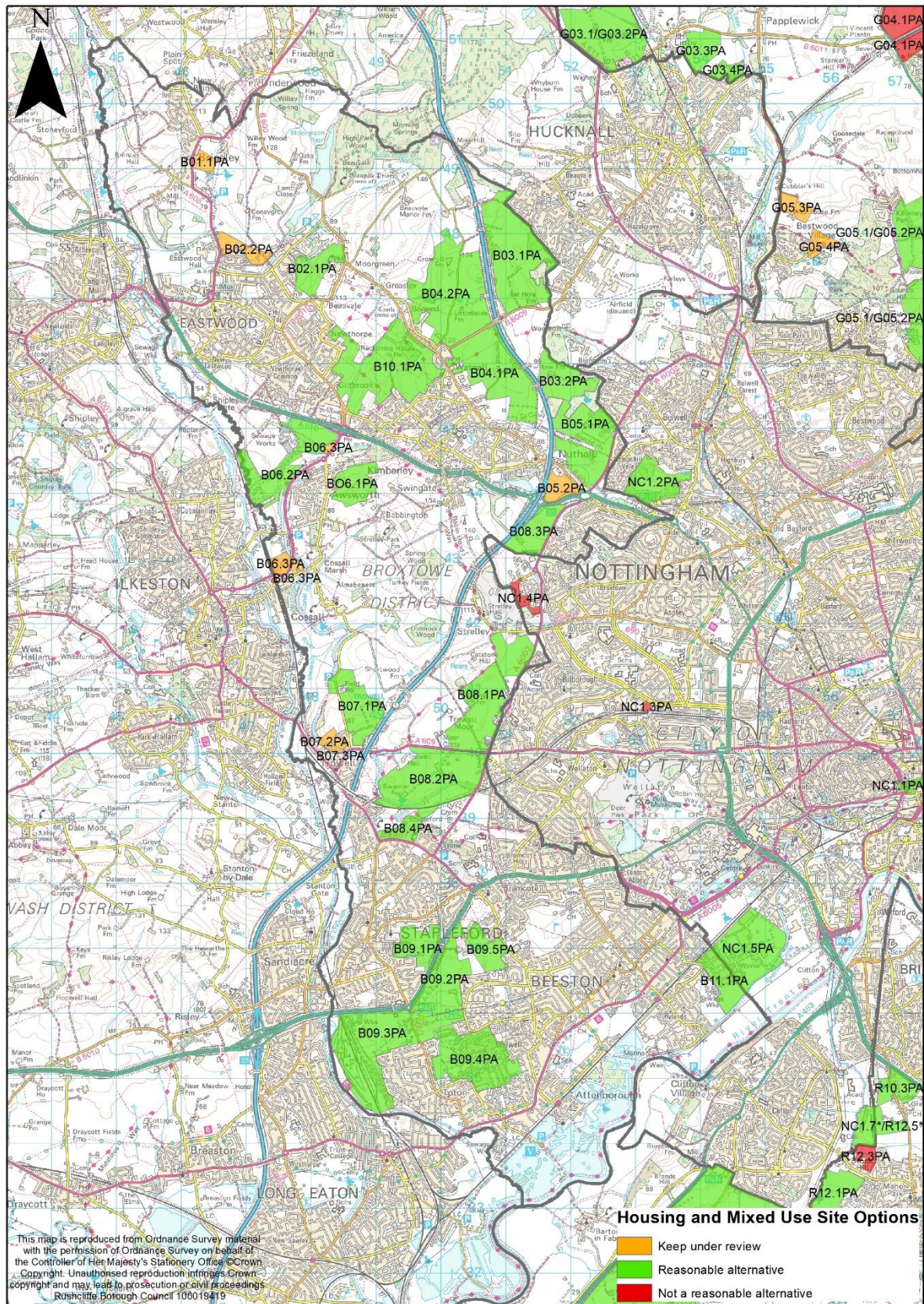
9A.9 **Map 3** shows all site options as listed in the above table.

Table 31: Site options for strategic distribution

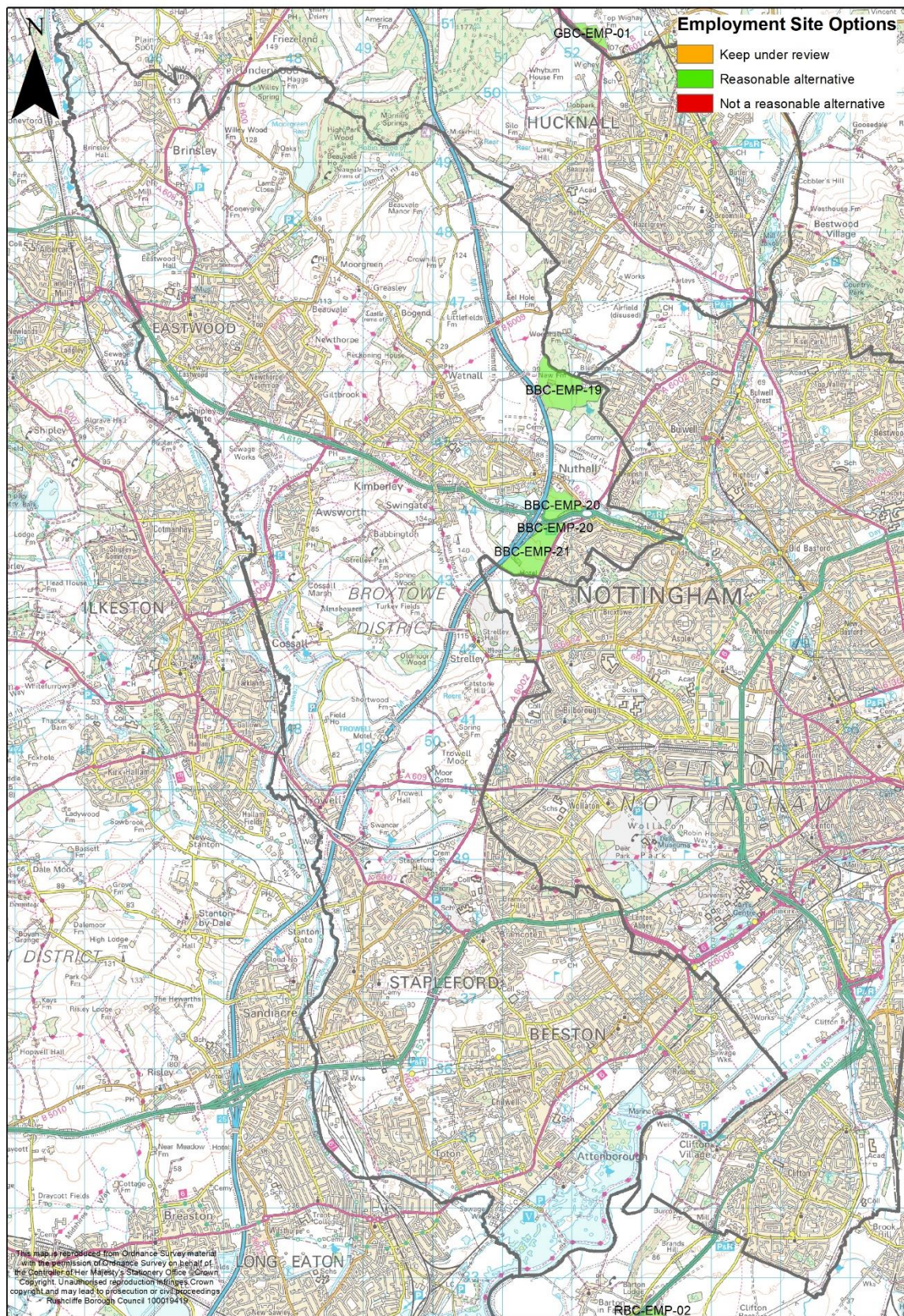
Site ref	Site name	Outcome
BBC-L01	Former Bennerley Coal Disposal Point	Green
BBC-L02a	Gilt Hill (smaller site)	Green
BBC-L02b	Gilt Hill (larger site)	Green
BBC-L03	Gin Close Way	Red
BBC-L04	Land at Kimberley Eastwood Bye Pass	Green
BBC-L05	Land at Low Wood Road, Nuthall	Green
BBC-L06	Land at New Farm Nuthall	Green
BBC-L07	Land at Shilo Way	Red
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	Green
BBC-L09	Land at Waterloo Lane, Trowell	Red

9A.10 **Map 4** shows all site options listed in the above table.

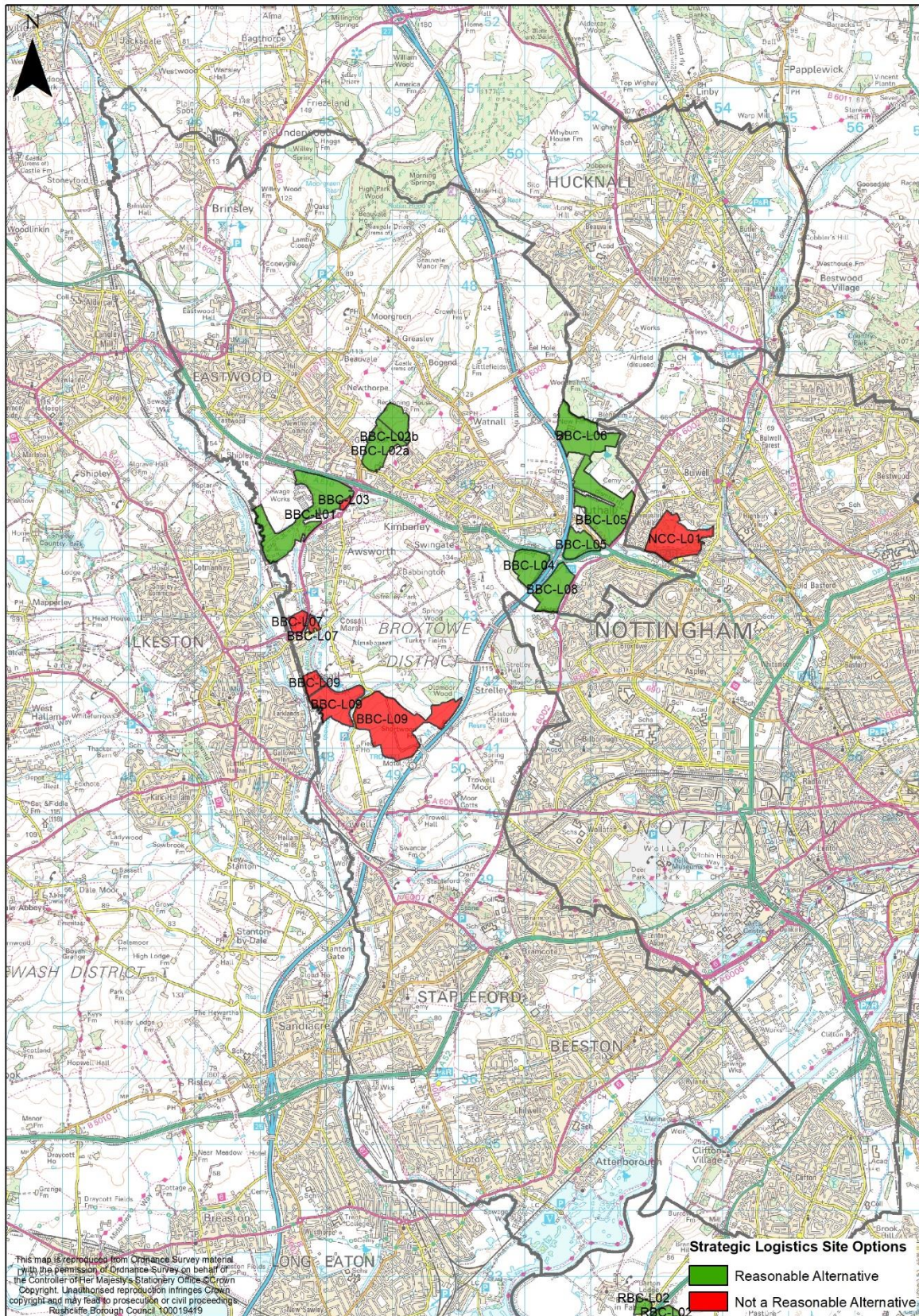
Map 2: Site options for housing/mixed use development in Broxtowe



Map 3: Site options for employment development in Broxtowe



Map 4: Site options for strategic distribution development in Broxtowe



9A.11 A total of 20 strategic housing sites, three strategic employment sites and seven strategic distribution sites were identified as reasonable alternatives:

Housing/mixed use sites

- B02.1PA West of Moorgreen
- B03.1PA West of Hucknall
- B03.2PA West of Bulwell
- B04.1PA West of M1 / Watnall
- B04.2PA North of Watnall
- B05.1PA East of Nuthall
- B06.1PA East of Awsworth
- B06.2PA Former Bennerley Coal Disposal Point
- B07.1PA North of Trowell
- B08.1PA Catstone Green
- B08.2PA West of Coventry Lane
- B08.3PA West of Woodhouse Way
- B08.4PA Field Farm
- B09.1PA Hill Top Farm, Stapleford
- B09.2PA North of Toton
- B09.3PA Toton Strategic Location for Growth
- B09.4PA Chetwynd Barracks
- B09.5PA West of Chilwell Lane
- B10.1PA Between Eastwood and Kimberley
- B11.1PA Boots

Employment sites

- BBC-EMP-19 New Farm, Nuthall
- BBC-EMP-20 Land at Nuthall
- BBC-EMP-21 North of Nottingham Business Park

Strategic distribution sites

- BBC-L01 Former Bennerley Coal Disposal Point
- BBC-L02a Gilt Hill (smaller site)
- BBC-L02b Gilt Hill (larger site)
- BBC-L04 Land at Kimberley Eastwood Bye Pass
- BBC-L05 Land at Low Wood Road, Nuthall
- BBC-L06 Land at New Farm, Nuthall
- BBC-L08 Land to the south-east of M1 junction 26, Nuthall

9A.12 The B11.1PA Boots site lies within Broxtowe and Nottingham City. A joint appraisal, assessing the site as a whole, has therefore been produced in relation to the Sustainability Appraisal. The joint appraisal is included in the

Broxtowe Appendix E (site reference B11.1PA) and in the Nottingham City Appendix G (site reference NC1.5PA).

9A.13 The Strategic Plan has merged sites B09.3PA Toton Strategic Location for Growth and B09.4PA Chetwynd Barracks and includes an additional parcel of land to the north of the tram line. An additional, combined assessment of has therefore been undertaken (B09.4COM).

9A.14 **Table 32** shows the outcome of the site appraisals.

Table 32: Appraisal outcomes of reasonable alternative sites for housing/mixed use, employment and distribution development in Broxtowe

		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
B02.1PA	West of Moorgreen	++	0	0	+	+	?	++	++	-	?	-	+	-	-	0	-
B03.1PA	West of Hucknall	++	0	0	+	+	?	+	++	-	?	-	+	-	-	0	-
B03.2PA	West of Bulwell	++	0	0	+	+	?	++	++	-	?	-	+	-	-	0	-
B04.1PA	West of M1 / Watnall	++	0	0	+	+	?	+	+	-	?	-	+	-	-	0	-
B04.2PA	North of Watnall	++	0	0	+	+	?	+	+	-	?	?	+	-	-	-	-
B05.1PA	East of Nuthall	++	0	0	+	+	?	++	++	-	?	-	-	-	-	0	-
B06.1PA	West of Awsworth	++	0	0	+	+	?	++	+	-	?	?	+	-	-	0	-
B06.2PA	Former Bennerley Coal Disposal Point	++	0	0	+	+	?	++	+	+	?	?	-	-	-	-	-
B07.1PA	North of Trowell	++	0	0	+	+	?	+	++	-	?	-	+	-	-	0	-
B08.1PA	Catstone Green	++	0	0	+	+	?	++	++	-	?	-	+	-	-	-	-
B08.2PA	West of Coventry Lane	++	-	-	+	+	?	++	++	-	?	-	+	-	-	-	-
B08.3PA	West of Woodhouse Way	++	0	0	+	++	?	++	++	-	?	-	+	-	-	0	-
B08.4PA	Field Farm	++	0	0	+	+	?	++	++	-	?	-	+	0	0	0	-
B09.1PA	Hill Top Farm, Stapleford	++	0	0	+	++	?	++	++	-	?	-	+	-	-	0	-
B09.2PA	North of Toton	++	0	0	+	++	?	++	++	-	?	-	+	-	-	0	-

		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
B09.3PA	Toton Strategic Location for Growth	++	++	++	+	++	?	++	++	-	?	-	-	-	-	0	-
B09.4PA	Chetwynd Barracks	++	+	0	+	++	?	++	++	+	?	-	+	++	0	++	-
B09.5PA	West of Chilwell Lane	++	0	0	+	+	?	++	++	--	?	-	+	--	--	-	--
B10.1PA	Between Eastwood and Kimberley	++	0	0	+	++	?	++	++	--	?	-	-	-	--	-	-
B11.1PA	Boots	++	++	++	+	+	?	++	++	++	?	--	-	0	0	0	-
B09.4CO M	Toton Strategic Location for Growth and Chetwynd Barracks (combined site)	++	++	+	+	++	?	++	++	-	?	-	-	-	-	++	-
Employment Sites																	
BBC-EMP-19	New Farm, Nuthall	0	++	++	+	+	?	++	++	--	?	-	+	-	-	0	--
BBC-EMP-20	Land at Nuthall	0	++	++	+	++	?	++	++	--	?	-	+	-	-	0	--
BBC-EMP-21	North of Nottingham Business Park	0	++	++	+	++	?	++	++	--	?	?	+	-	-	0	--
Distribution Sites																	

		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	++	++	+	++	?	++	++	--	?	?	++	--	-	?	--

9A.15 The Publication Draft Site Selection Report (2024) explains that the following sites have been allocated as strategic sites:

- B08.4PA Field Farm
- B09.4COM Toton and Chetwynd Barracks (B09.3PA Toton Strategic Location for Growth & B09.4PA Chetwynd Barracks)
- B11.1PA Boots
- BBC-L01 Former Bennerley Coal Disposal Point

Section 9B: Appraisals on site options in Gedling (Stages B2 to B4)

- 9B.1 This section updates and supersedes Section 6B of the Preferred Approach Sustainability Appraisal Report (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).
- 9B.2 Section 9 explains the approach taken to scope and appraise potential site options in Gedling Borough Council.
- 9B.3 **Appendix F** provides the scoping exercise of the potential site options for Gedling Borough Council and the detailed appraisals on those identified as reasonable alternative sites.
- 9B.4 For housing, mixed use and employment sites the council has considered the potential site options for each of the following areas:
- G01 Ravenshead Extension
 - G02 Newstead Extension
 - G03 North of Hucknall
 - G04 North of Burntstump
 - G05 Bestwood Village / Redhill Extension(s)
 - G06 Calverton Extension
 - G07 Arnold Extension
 - G08 Woodborough Extension
 - G09 Carlton Extension
 - G10 Burton Joyce Extension
 - G11 Netherfield Extension
- 9B.5 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Tables 33, 34 and 35**. A traffic light (RAG) system was used which is summarised below:
- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.
 - Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as a strategic housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.
 - Sites identified as red are not considered reasonable alternatives for strategic housing/mixed use or employment.

9B.6 The assessment of strategic distribution sites has been undertaken separately from other housing and employment sites due to their scale, specific locational and infrastructure requirements and their environmental impacts. Some sites are also appraised for mixed use and employment uses within this Sustainability Appraisal.

9B.7 Unlike housing, mixed use and employment sites, the identification of reasonable alternatives only identified green (reasonable) or red (not reasonable) sites.

Table 33: Site options for housing/mixed use development in Gedling

Site ref	Site name	Outcome
G01.1PA	Silverland Farm, Ricket Lane Site A	Amber
G01.2PA	Silverland Farm, Ricket Lane Site B	Green
G01.3PA	Kighill Equestrian Centre (site A)	Amber
G01.4PA	Kighill Equestrian Centre (site B)	Amber
G01.5PA	Land at Cornwater Field, Ravenshead	Amber
G01.6PA	West of Kighill Farm, Ravenshead	Amber
G03.1PA	Top Wighay Farm east	Green
G03.2PA	Top Wighay Farm west	Green
G03.3PA	Land at Hayden Lane, Hucknall	Green
G03.4PA	North of Papplewick Lane	Green
G04.1PA	North of Burntstump, Mansfield Road	Red
G05.1PA	Land to the west of the A60, Redhill	Green
G05.2PA	Land to the north of Bestwood Lodge Drive	Green
G05.3PA	Land at Westhouse Farm, Bestwood Village	Amber
G05.4PA	Broad Valley Farm, Park Road	Amber
G06.1PA	Land off Oxton Road	Green
G06.2PA	Ramsdale Park Golf Course Site A	Green
G06.3PA	Ramsdale Park Golf Course Site B	Green
G06.4PA	Land West between Main Street and Georges Lane, Calverton	Green
G07.1PA	Land at Stockings Farm, Redhill	Green
G07.2PA	Land at Middlebeck Farm, Mapperley	Green
G07.3PA	Extension to Land at Middlebeck Farm, Mapperley	Green
G08.1PA	Land North of Bank Hill	Red
G09.1PA	Land off Lambley Lane	Amber
G09.2PA	Land at Gedling Wood Farm	Amber
G09.3PA	Gedling Colliery/ Chase Farm	Green
G10.1PA	Colwick Loop Road, Burton Joyce	Green
G10.2PA	Land North of Orchard Close/ Hillside Drive	Amber
G11.1PA	Land to east of Teal Close	Green
G11.2PA	Teal Close	Green
G11.3*	St Luke's Way, Stoke Bardolph	Red

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

9B.8 **Map 5** shows all site options as listed in the above table.

Table 34: Site options for employment development in Gedling

Site ref	Site name	Outcome
GBC-EMP-01	Top Wighay Farm	Green
GBC-EMP-02	Gedling Colliery/Chase Farm	Amber
GBC-EMP-03	Colwick Industrial Estate	Amber
GBC-EMP-04	Victoria Business Park	Amber
GBC-EMP-05	Salop Street	Amber
GBC-EMP-06	Brookfield Road	Amber
GBC-EMP-07	Teal Close	Green
GBC-EMP-08	Former Total Lubricants site (Colwick Industrial Estate)	Red

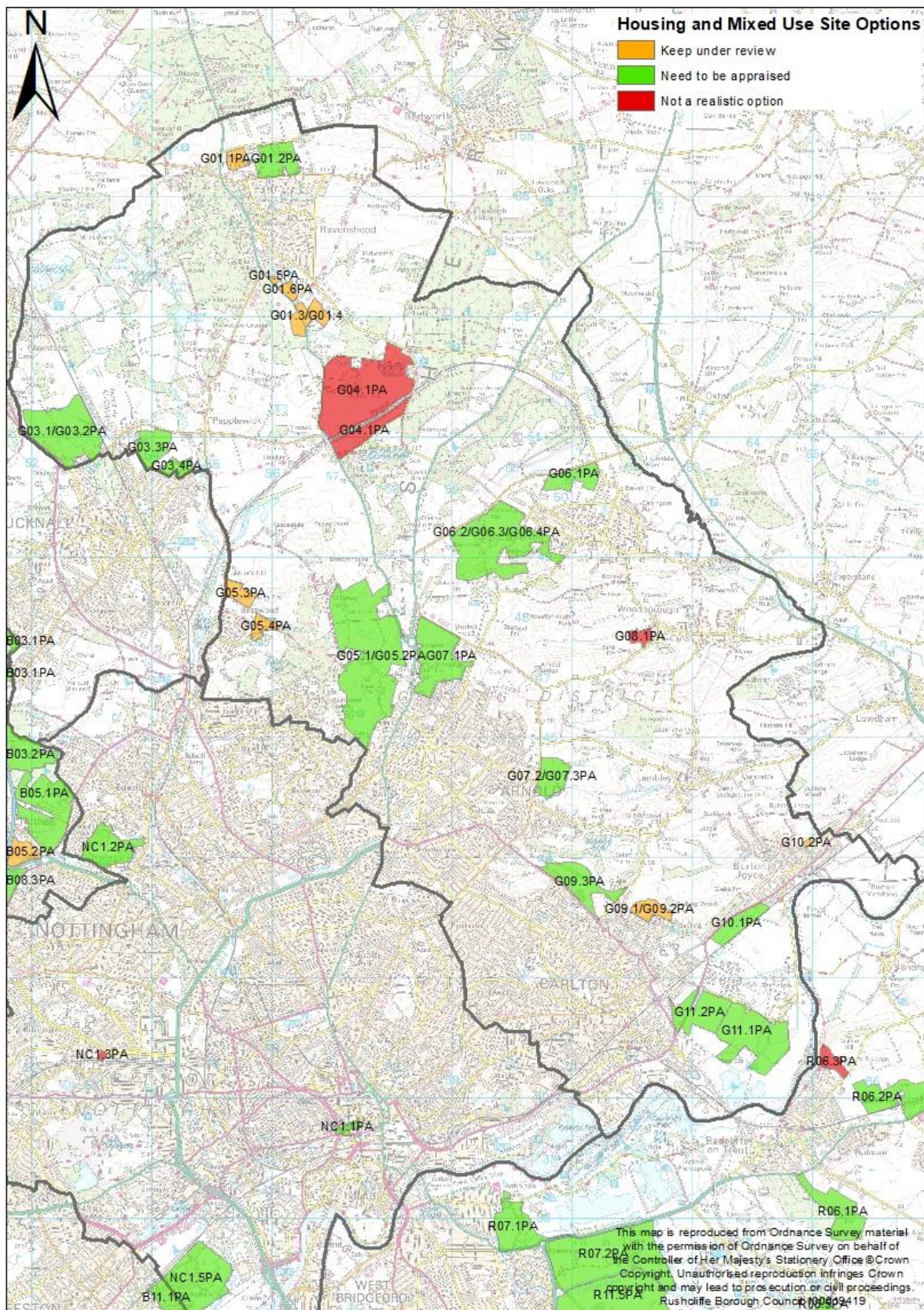
9B.9 **Map 6** shows all site options as listed in the above table.

Table 35: Site options for strategic distribution in Gedling

Site ref	Site name	Outcome
GBC-L01	West of Kighill Farm	Red
GBC-L02	Land at Stockings Farm, Redhill	Red

9B.10 **Map 7** shows all site options as listed in the above table. Both sites have also been appraised as mixed-use sites (G01.6A and G07.1PA).

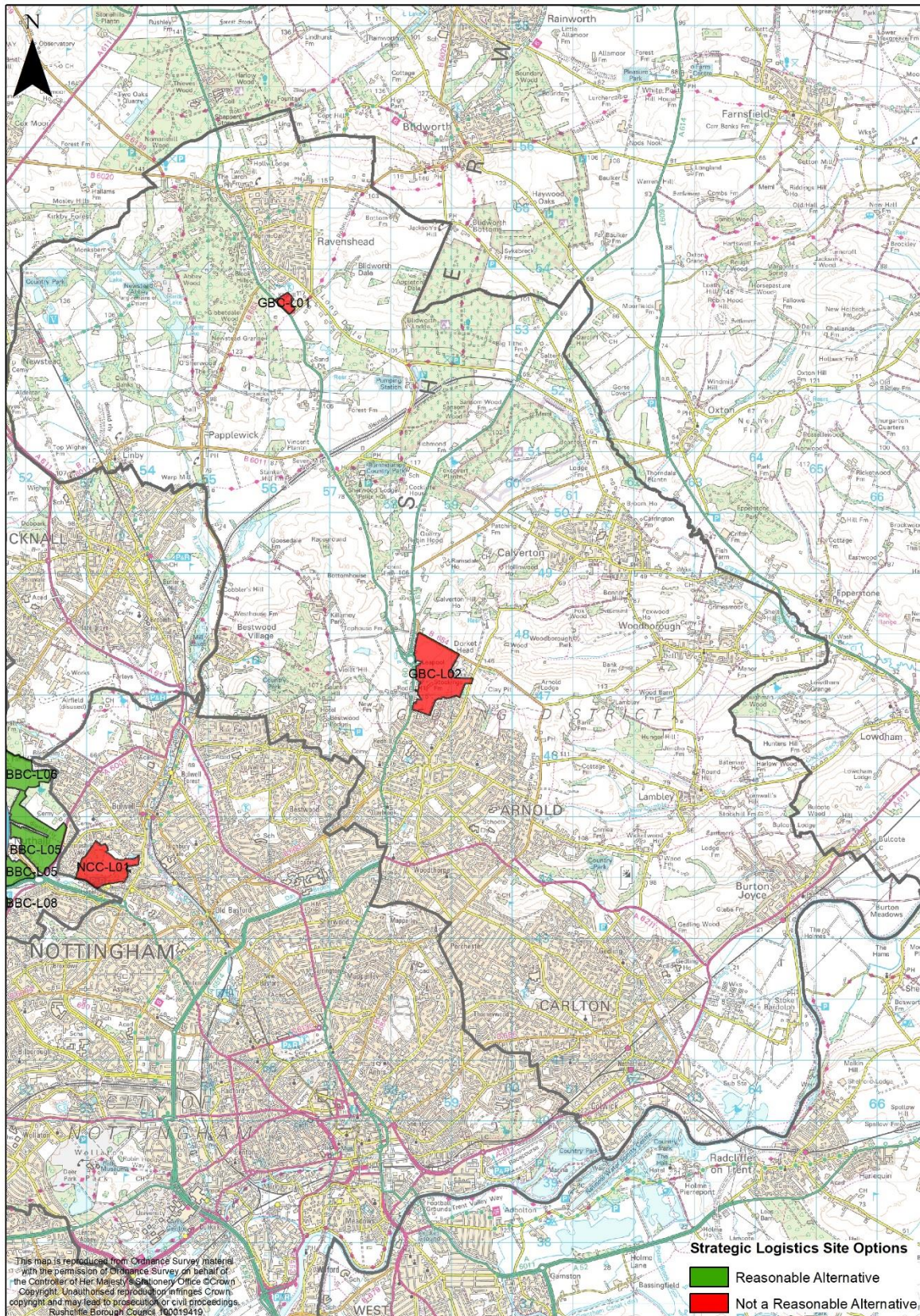
Map 5: Site options for housing/mixed use development in Gedling



Map 6: Site options for employment development in Gedling



Map 7: Site options for strategic distribution development in Gedling



9B.11 A total of 13 strategic housing/mixed sites (comprising a total of 20 submitted sites) were identified as reasonable alternatives:

- G01.2PA Silverland Farm, Ricket Lane Site B
- G03.1/G03.2PA Top Wighay Farm
- G03.3PA Land at Hayden Lane, Hucknall
- G03.4PA North of Papplewick Lane*
- G05.1/G05.2PA New Farm, Redhill
- G06.1PA Land off Oxton Road
- G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane
- G07.1PA Land at Stockings Farm, Redhill
- G07.2/G07.3PA Land at Middlebeck Farm, Mapperley
- G09.3PA Gedling Colliery/Chase Farm
- G10.1PA Colwick Loop Road, Burton Joyce
- G11.1PA Land to east of Teal Close
- G11.2PA Teal Close

9B.12 North of Papplewick Lane is a strategic site allocated in the existing Aligned Core Strategy. The site was not appraised because it is currently under construction and substantially completed.

9B.13 **Table 36** shows the outcome of the site appraisals.

Table 37: Appraisal outcomes of reasonable alternative sites for housing/mixed use, employment and development in Gedling

		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
G01.2PA	Silverland Farm, Ricket Lane Site B	++	0	0	+	+	?	+	++	-	?	-	-	-	-	-	-
G03.1/ G03.2PA	Top Wighay Farm	++	++	++	+	+	?	+	++	-	?	?	-	-	+	-	-
G03.3PA	Land at Hayden Lane, Hucknall	+	0	0	+	+	?	++	++	-	?	?	0	-	-	-	-
G05.1/ G05.2PA	New Farm, Redhill	++	0	0	+	+	?	+	++	-	?	-	-	-	-	-	-
G06.1PA	Land off Oxtan Road	++	0	0	+	+	?	+	++	-	?	-	-	-	+	-	-
G06.2/ G06.3/ G06.4PA	Ramsdale Park Golf Course/Main Street and Georges Lane	++	-	0	+	-	?	-	+	-	?	-	-	-	-	-	-
G07.1PA	Land at Stockings Farm, Redhill	++	+	+	+	+	?	+	++	-	?	-	-	-	-	0	-
G07.2/ G07.3PA	Land at Middlebeck Farm, Mapperley	++	0	0	+	+	?	+	++	-	?	-	0	-	-	0	-
G09.3PA	Gedling Colliery/ Chase Farm	++	+	+	+	+	?	+	++	-	?	-	-	-	+	0	-

		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
G10.1PA	Colwick Loop Road, Burton Joyce	+	0	0	+	+	?	+	++	-	?	.	-	.	+	.	.
G11.1PA	Land to east of Teal Close	++	0	0	+	+	?	+	+	-	?	.	-	.	+	.	.
G11.2PA	Teal Close	++	+	++	+	+	?	+	++	-	?	.	-	.	+	0	.

9B.14 The Publication Draft Site Selection Report (2024) explains that the following site has been allocated as strategic sites:

- Top Wighay Farm – majority area of G03.1/G03.2PA

Section 9C: Appraisals on site options in Nottingham City (Stages B2 to B4)

- 9C.1 This section updates and supersedes Section 6C of the Preferred Approach Sustainability Appraisal Report (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).
- 9C.2 Section 9 explains the approach taken to scope and appraise potential site options in Nottingham City Council.
- 9C.3 **Appendix G** provides the scoping exercise of the potential site options for Nottingham City Council and the detailed appraisals on those identified as reasonable alternative sites.
- 9C.4 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Table 38**. A traffic light (RAG) system was used which is summarised below:
- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.
 - Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as a strategic housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.
 - Sites identified as red are not considered reasonable alternatives for strategic housing/mixed use or employment.

Table 38: Site options for housing/mixed use development in Nottingham City

Site ref	Site name	Outcome
NC1.1PA	Broad Marsh	Green
NC1.2PA	Stanton Tip	Green
NC1.3PA	Former Chromoworks Site, Wigman Road	Red
NC1.4PA	Extension to Woodhouse Way	Red
NC1.5PA	Boots	Green
NC1.6*	The Victoria Centre	Amber
NC1.7*	North Ruddington	Green
NC1.8*	Former City College	Red

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

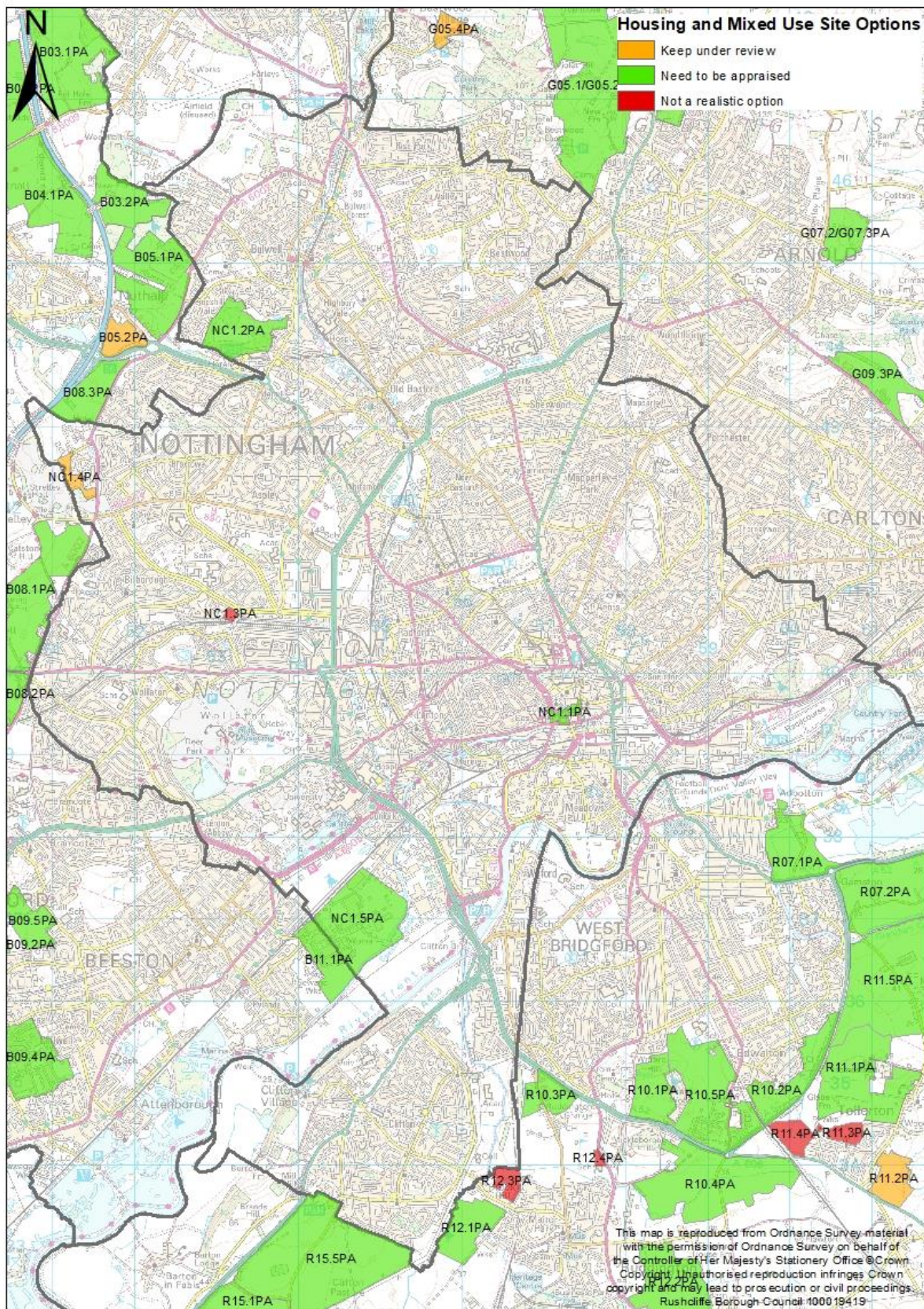
- 9C.5 **Map 8** shows all site options as listed in the above table.

9C.6 No logistics sites of a strategic scale have been identified and therefore there are no appraisals.

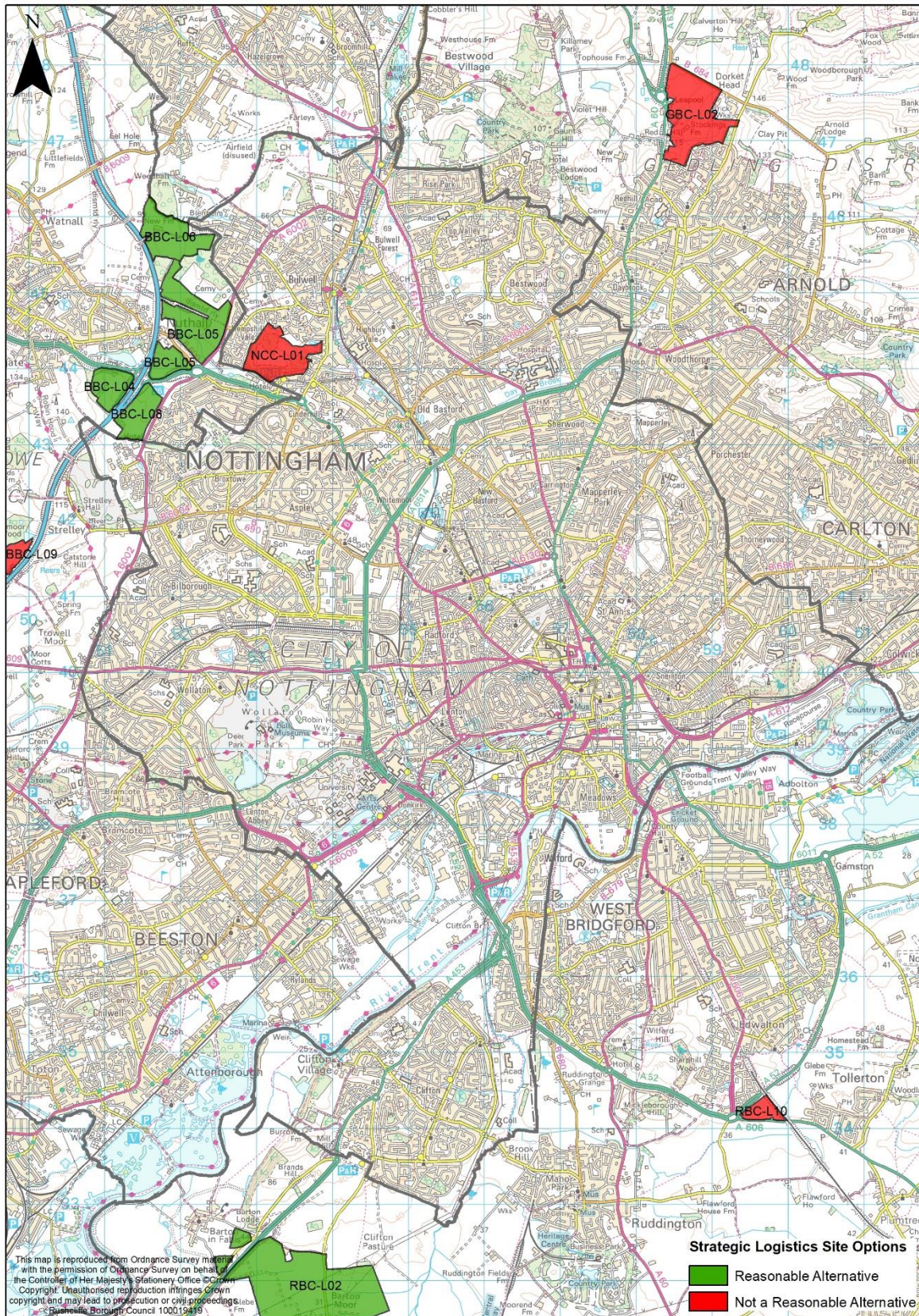
Table 39: Sites for Strategic Distribution

Site ref	Site name	Site size	Is this a realistic option?
NC1.2PA	Stanton Tip	42.65ha	No, 42.65 hectares, but only 25 hectares net developable area. As the existing Local Plan allocation is for mixed use, the full 25 hectares is not available for logistics use.

Map 8: Site options for housing/mixed use development in Nottingham City



Map 9: Site options for logistics development in Nottingham City



9C.7 A total of three sites were identified as reasonable alternatives:-

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

9C.8 Both the NC1.5PA Boots site and NC1.7* sites span Nottingham City's boundary. The NC1.5PA Boots site also lies within Broxtowe and NC1.7* North Ruddington also lies within Rushcliffe. Joint appraisals, assessing the site as a whole, have therefore been produced in relation to the Sustainability Appraisal. The joint appraisals are included in the Broxtowe Appendix E, Rushcliffe Appendix H and in the Nottingham City Appendix G.

9C.9 **Table 40** shows the outcome of the site appraisals.

Table 40: Appraisal outcomes of reasonable alternative sites for housing/mixed use development in Nottingham City

		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
NC1.1PA	Broad Marsh	++	++	+	++	++	?	+	++	++	?	-	?	++	0	?	-
NC1.2PA	Stanton Tip	+	+	+	+	++	?	0	++	++	?	?	?	0	?	0	-
NC1.5PA	Boots	++	++	++	+	+	?	++	++	++	?	-	-	0	0	0	-
NC1.7*	North Ruddington	+	0	0	0	-	?	+	-	-	?	-	-	-	?	0	-

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

9C.10 The Publication Draft Site Selection Report (2024) explains that the following sites have been allocated as strategic sites:

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

Section 9D: Appraisals on site options in Rushcliffe (Stages B2 to B4)

- 9D.1 This section updates and supersedes Section 6D of the Preferred Approach Sustainability Appraisal Report (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).
- 9D.2 Section 9 explains the approach taken to scope and appraise potential site options in Rushcliffe Borough.
- 9D.3 **Appendix H** provides the scoping exercise of the potential site options for Rushcliffe Borough Council and the detailed appraisals on those identified as reasonable alternative sites.
- 9D.4 The council has considered the potential site options for each of the following areas:
- R01 East Bridgford
 - R02 Newton
 - R03 Bingham
 - R04 Aslockton
 - R05 Orston
 - R06 Radcliffe on Trent
 - R07 Lady Bay / Gamston
 - R08 Cotgrave
 - R09 Langar
 - R10 Edwalton
 - R11 Tollerton / Gamston
 - R12 Ruddington
 - R13 Keyworth
 - R14 Stanton on the Wolds / Kinoulton
 - R15 A453 Corridor
 - R16 East Leake
 - R18 Cropwell Bishop
 - R19 Bunny
 - R20 Sutton Bonington
- 9D.5 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Tables 41, 42 and 43**. A traffic light (RAG) system was used which is summarised below:-
- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.
 - Sites identified as amber are considered to be below the scale for strategic growth and may be suitable as a strategic housing/mixed use

or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.

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

Table 41: Site options for housing/mixed use development in Rushcliffe

Site ref	Site name	Outcome
R01.1PA	East of East Bridgford	Amber
R01.2PA	Land West of Kneeton Road	Red
R01.3PA	Land at Springdale Lane	Red
R02.1PA	West of RAF Newton	Green
R02.2PA	Former RAF Newton Strategic Allocation	Green
R03.1PA	North and East of Bingham	Green
R03.2PA	Land Southwest of Car Colston	Amber
R03.3PA	Land North of Bingham	Green
R04.1PA	Land North of Abbey Road Site B	Red
R04.2PA	Land North of Abbey Road Site A	Red
R04.3PA	Land West of Aslockton	Red
R04.4*	Land at Old Grantham Road	Red
R05.1PA	Orston Strategic Location for Growth	Amber
R06.1PA	Hall Farm, Grantham Road	Green
R06.2PA	East of Radcliffe on Trent	Green
R06.3PA	North of Shelford Road	Red
R07.1PA*	East of Lady Bay	Green
R07.2PA	North of Gamston	Green
R08.1PA	Colston Gate	Green
R08.2PA	Cotgrave East	Red
R08.3PA	Cotgrave West	Red
R08.4PA	Cotgrave North	Red
R08.5PA	Former Cotgrave Colliery Strategic Allocation	Green
R09.1PA	Langar Airfield	Amber
R10.1PA	West of Sharphill Wood	Green
R10.2PA	Edwalton Golf Course	Green
R10.3PA	Land at Wilford Road	Green
R10.4PA	Land south of Wheatcroft Island	Green
R10.5PA	Land at Melton Road	Green
R11.1PA*	South of Gamston	Green
R11.2PA	East of Tollerton	Amber
R11.3PA	Burnside Grove	Red
R11.4PA	Land West of Tollerton	Red
R11.5PA	East of Gamston North Tollerton Strategic Allocation	Green
R11.6*	North of Tollerton	Amber
R12.1PA	West of Pasture Lane	Green
R12.2PA	East of Ruddington	Green
R12.3PA*	North Ruddington	Green

Site ref	Site name	Outcome
R12.4PA	Land to West of Loughborough Road	Red
R13.1PA	West of Keyworth	Green
R13.2PA	Land off Nicker Hill	Red
R13.3PA	South of Keyworth	Red
R14.1PA	Land at Jericho Farm	Amber
R14.2PA	Land at Owthorpe Lane	Amber
R15.1PA	East of A453	Green
R15.2PA	East of Kingston on Soar	Amber
R15.4PA	Land East of Gypsum Way, Gotham	Red
R15.5PA	South of Clifton Strategic Allocation	Green
R16.1*	Land off Stonebridge Drive	Red
R16.2*	Land off West Leake Road	Green
R16.3*	Land to the south of Rempstone Road	Green
R18.1PA	Land West of Cropwell Bishop	Amber
R19.1*	Land north of Bunny School	Red
R20.1*	Land south of Landcroft Lane	Red

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

PA* indicates that the site has been amended after consultation on the preferred approach.

9D.6 **Map 10** shows all site options as listed in the above table.

Table 42: Site options for employment development in Rushcliffe

Site ref	Site name	Outcome
RBC-EMP-01	Ratcliffe on Soar Power Station	Green
RBC-EMP-02	Nottingham 'Gateway'	Green
RBC-EMP-03	South of Owthorpe Lane	Green
RBC-EMP-04	North of Owthorpe Lane	Green
RBC-EMP-05	Stragglethorpe Junction	Green
RBC-EMP-06	Margidunum Business Park	Green
RBC-EMP-07	South of A52, Whatton	Green
RBC-EMP-08*	Melton Road, Edwalton	Green

9D.7 **Map 11** shows all site options as listed in the above table.

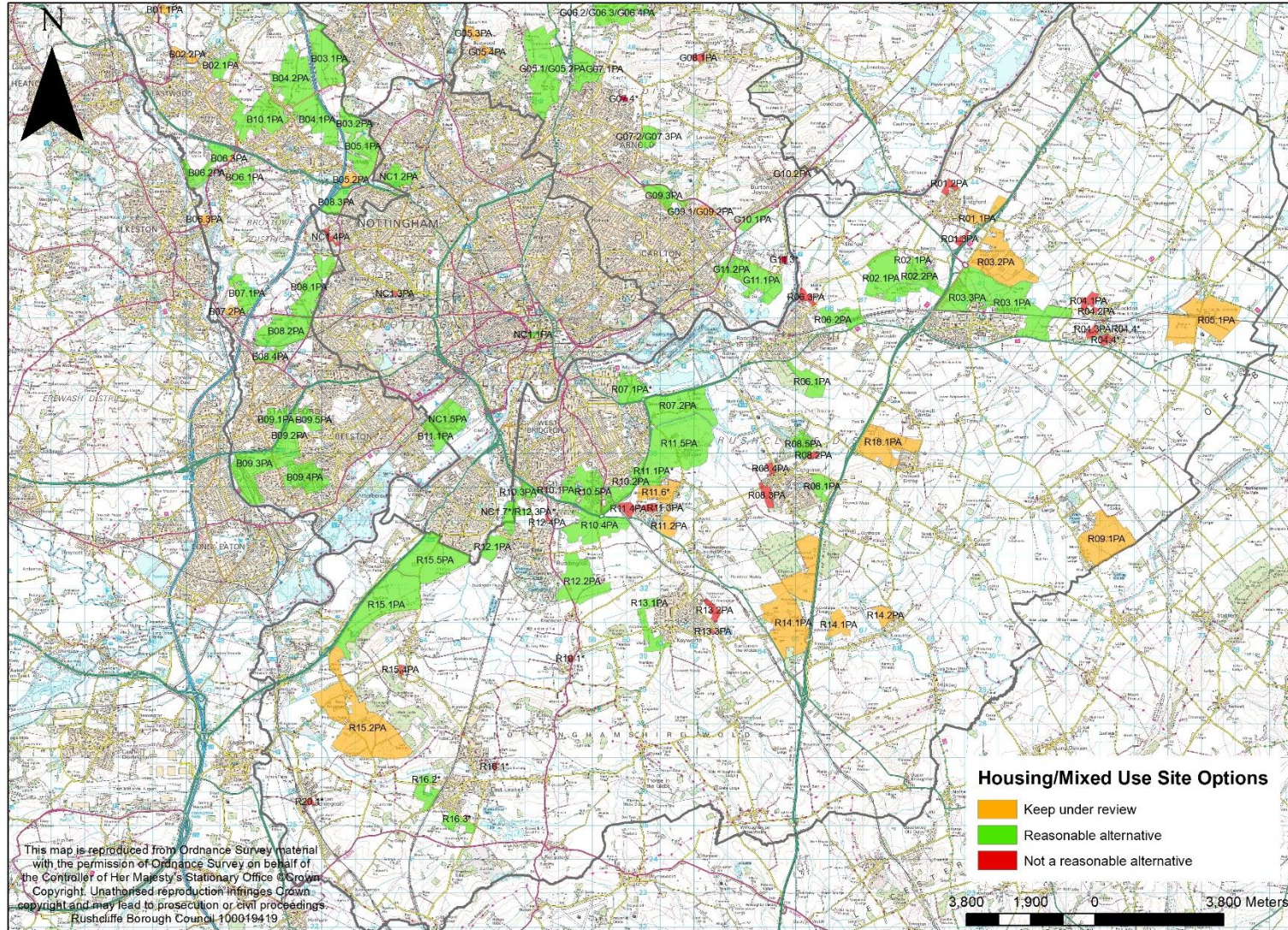
Table 43: Site options for strategic distribution in Rushcliffe

Site ref	Site name	Outcome
RBC-L01	Ratcliffe on Soar Power Station	Green
RBC-L02	Rushcliffe 'Gateway'	Green
RBC-L03	South of Owthorpe Lane	Red
RBC-L04	North of Owthorpe Lane	Red
RBC-L05	Stragglethorpe Junction	Red
RBC-L06	Margidunum Business Park	Red
RBC-L07	Jerico Farm	Red
RBC-L08	Butt Lane (Fosse Way), East Bridgford	Red

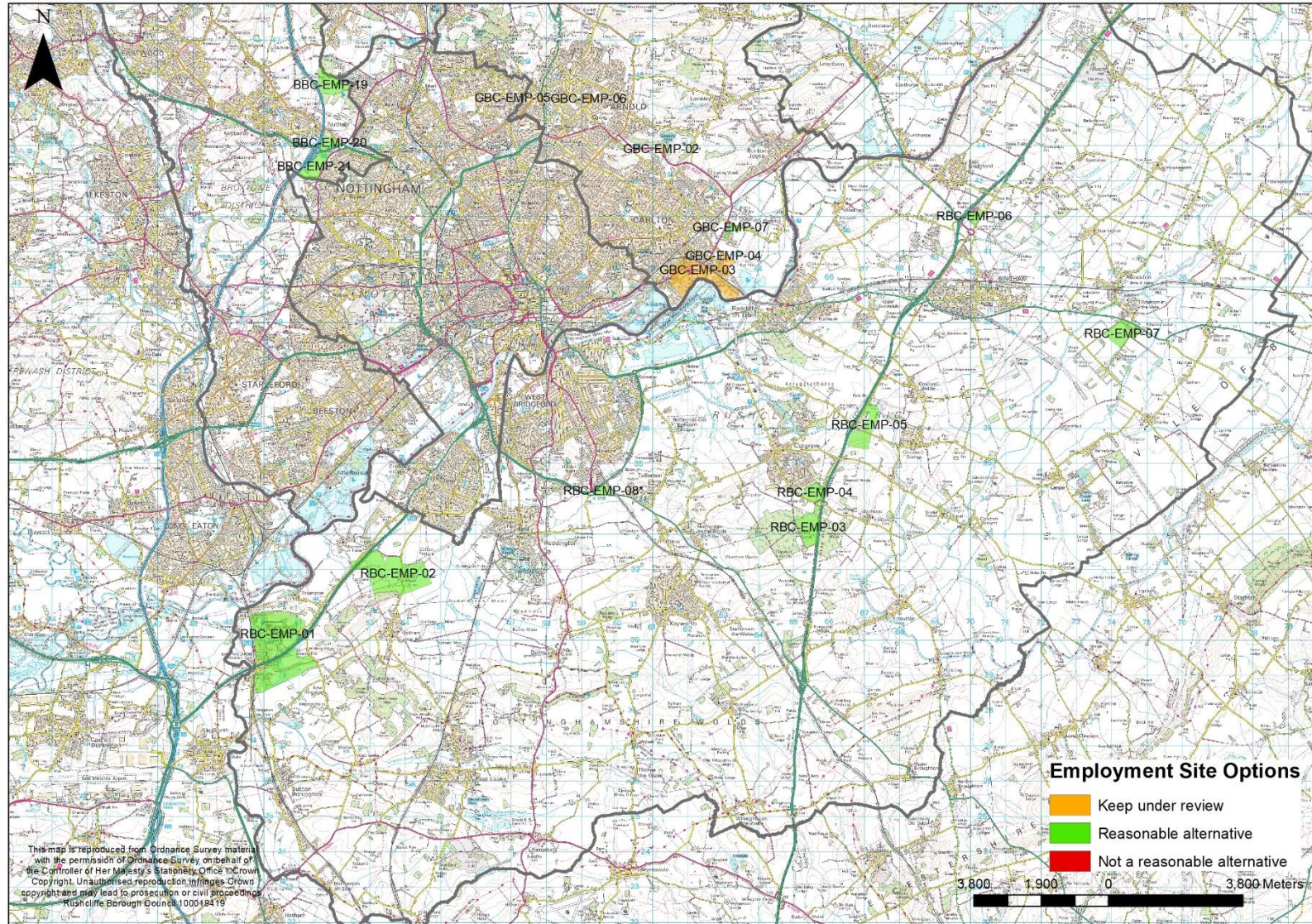
Site ref	Site name	Outcome
RBC-L09	Land south of A52	Red
RBC-L10*	Melton Road, Edwalton	Red

9D.8 **Map 12** shows all site options as listed in the above table.

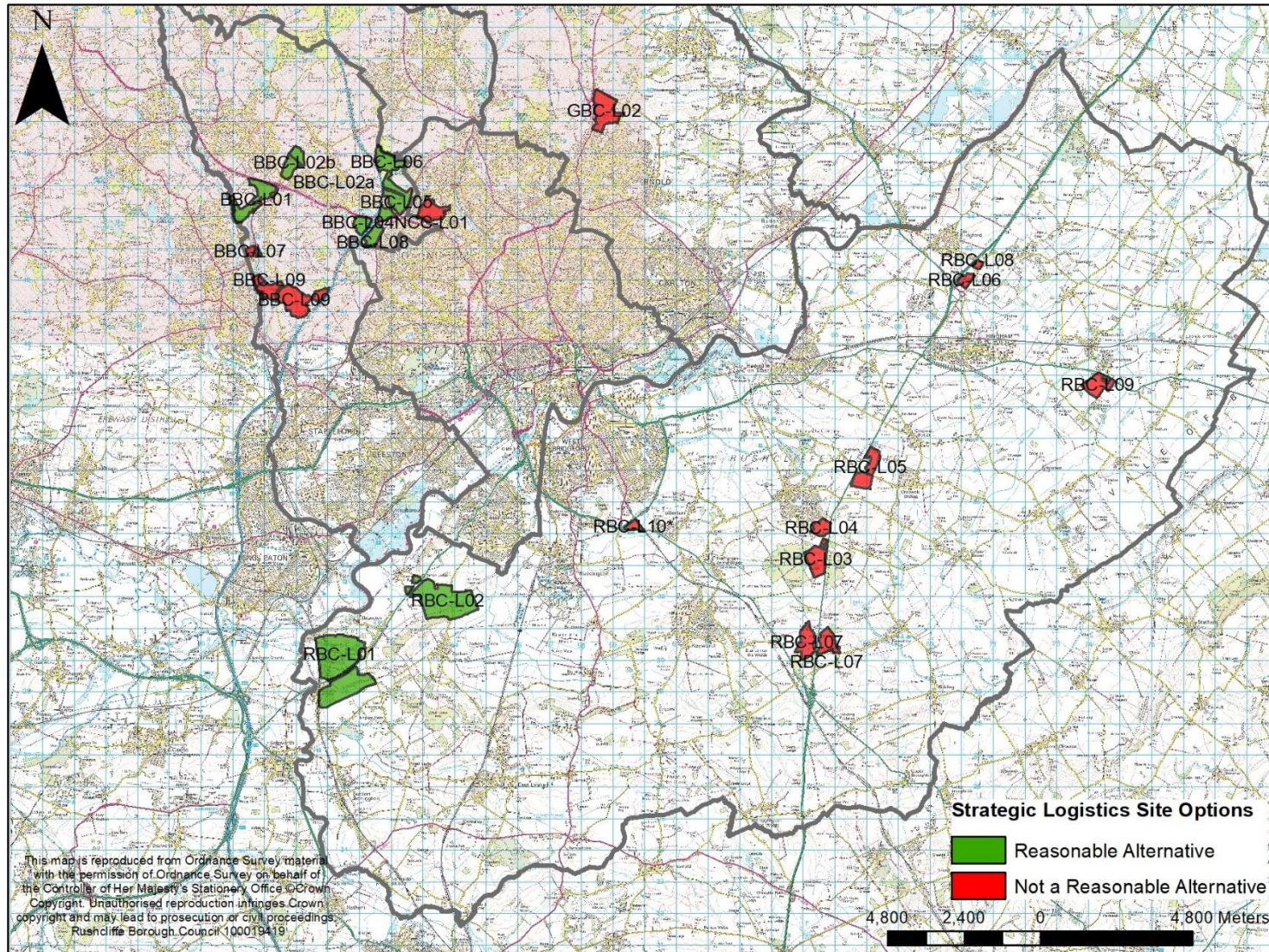
Map 10: Site options for housing/mixed use development in Rushcliffe



Map 11: Site options for employment development in Rushcliffe



Map 12: Site options for strategic distribution development in Rushcliffe



9D.9 A total of 25 strategic housing/mixed use sites, eight strategic employment sites and two strategic distribution sites were identified as reasonable alternatives:-

Housing/mixed use sites

- R02.1PA West of RAF Newton
- R02.2PA Former RAF Newton Strategic Allocation
- R03.1PA North and East of Bingham
- R03.3PA Land North of Bingham Strategic Allocation
- R06.1PA Hall Farm, Grantham Road
- R06.2PA East of Radcliffe on Trent
- R07.1PA* East of Lady Bay
- R07.2PA North of Gamston
- R08.1PA Colston Gate
- R08.5PA Former Cotgrave Colliery Strategic Allocation
- R10.1PA West of Sharphill Wood
- R10.2PA Edwalton Golf Course
- R10.3PA Land at Wilford Road
- R10.4PA Land South of Wheatcroft Island
- R10.5PA Land at Melton Road Strategic Allocation
- R11.1PA* South of Gamston
- R11.5PA East of Gamston North Tollerton Strategic Allocation
- R12.1PA West of Pasture Lane
- R12.2PA East Ruddington
- R12.3PA* North Ruddington
- R13.1PA West of Keyworth
- R15.1PA East of A453
- R15.5PA South of Clifton Strategic Allocation
- R16.2* Land off West Leake Road
- R16.3* Land to the South of Rempstone Road

Employment sites

- RBC-EMP-01 Radcliffe on Soar Power Station
- RBC-EMP-02 Rushcliffe Gateway
- RBC-EMP-03 South of Owthorpe Lane
- RBC-EMP-04 North of Owthorpe Lane
- RBC-EMP-05 Stragglethorpe Junction
- RBC-EMP-06 Margidunum Business Park
- RBC-EMP-07 South of A52 Whatton
- RBC-EMP-08* Melton Road, Edwalton

Strategic distribution sites

- RBC-L01 Ratcliffe on Soar Power Station
- RBC-L02 Nottingham 'Gateway'

9D.10 **Table 44** shows the outcome of the site appraisals.

Table 44: Appraisal outcomes of reasonable alternative sites for housing/mixed use and employment development in Rushcliffe

		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
Housing and Mixed-Use Sites																	
R02.1PA	West of RAF Newton	++	+	+	+	+	?	+	--	--	?	?	?	+	-	-	-
R02.2PA	Former RAF Newton Strategic Allocation	++	+	0	+	++	0	+	+	+	?	?	0	0	0	0	-
R03.1PA	North and East of Bingham	++	0	0	+	+	?	+	?	-	?	?	-	-	-	-	-
R03.3PA	Land North of Bingham	++	++	++	+	++	?	++	++	-	?	0	0	0	0	?	-
R06.1PA	Hall Farm, Grantham Road	++	+	0	+	+	?	+	--	--	?	?	-	0	-	?	-
R06.2PA	East of Radcliffe on Trent	++	+	0	+	+	?	+	+	-	?	?	-	-	-	0	-
R07.1PA*	East of Lady Bay	++	0	0	+	-	?	-	+	--	?	-	--	-	-	?	--
R07.2PA	North of Gamston	++	0	0	+	+	?	+	+	-	?	-	+	-	-	-	-
R08.1PA	Colston Gate	+	0	0	+	+	?	+	-	--	?	?	-	0	-	0	-
R08.5PA	Former Cotgrave Colliery Strategic Allocation	0	+	+	+	+	?	+	++	++	?	0	++	0	0	0	0

		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
R10.1PA	West of Sharphill Wood	+	0	0	+	+	?	+	-	--	?	?	-	-	--	0	--
R10.2PA	Edwalton Golf Course	+	0	0	+	-	0	+	++	--	?	?	--	--	-	?	-
R10.3PA	Land at Wilford Road	+	0	0	+	+	?	+	+	--	?	?	-	-	?	?	--
R10.4PA	Land South of Wheatcroft Island	++	0	0	?	?	?	-	--	--	?	?	-	-	-	?	--
R10.5PA	Melton Road Strategic Allocation	++	+	0	+	+	?	++	++	-	?	?	++	-	-	0	-
R11.1PA*	South of Gamston Allocation	++	0	0	0	+	?	0	--	--	?	?	-	-	-	?	--
R11.5PA	East of Gamston North of Tollerton Strategic Allocation	++	+	++	+	+	?	+	+	--	?	?	0	?	--	?	--
R12.1PA	West of Pasture Lane	+	0	0	+	+	?	+	+	--	?	?	-	-	-	0	--
R12.2PA	East of Ruddington	++	0	0	+	+	?	+	-	--	?	?	+	-	--	?	--
R12.3PA*	North Ruddington	+	0	0	+	-	?	+	-	--	?	-	-	-	?	0	--
R13.1PA	West of Keyworth	++	0	0	+	+	?	+	+	--	?	?	-	-	-	-	-
R15.1PA	East of A453	++	0	0	?	-	?	0	--	--	?	?	-	-	-	--	--
R15.5PA	Land south of Clifton Strategic Allocation	++	++	++	+	+	?	+	++	--	?	?	+	0	?	0	--

		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
R16.2*	Land off West Leake Road	+	0	0	+	+	?	+	-	--	?	?	-	-	?	0	--
R16.3*	Land to the South of Rempstone Road	+	0	0	+	+	?	+	+	--	?	?	++	0	?	0	--
Employment Sites																	
RBC-EMP-01	Ratcliffe on Soar Power Station	0	++	++	+	+	?	0	++	+	++	?	-	-	?	-	--
RBC-EMP-02	Nottingham 'Gateway'	0	++	++	+	+	?	0	+	--	?	?	-	-	-	-	--
RBC-EMP-03	South of Owthorpe Lane	0	+	+	0	0	?	+	--	--	?	?	-	--	-	0	-
RBC-EMP-04	North of Owthorpe Lane	0	+	+	0	0	?	+	--	--	?	?	0	-	-	0	-
RBC-EMP-05	Stragglethorpe Junction	0	+	+	0	+	?	-	-	--	?	?	-	-	-	-	--
RBC-EMP-06	North of Margidunum	0	+	+	0	0	?	-	-	--	?	?	-	-	-	--	--
RBC-EMP-07	Land South of A52, Whatton	0	+	+	0	0	?	-	-	--	?	?	--	-	-	-	--
RBC-EMP-08*	Melton Road, Edwalton	0	+	+	0	0	?	-	+	--	?	?	-	-	-	-	--

		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
Strategic Distribution Sites																	
RBC-L01	Ratcliffe on Soar Power Station	0	++	++	+	+	?	-	++	+	++	?	-	-	?	-	-
RBC-L02	Nottingham 'Gateway'	0	++	++	+	+	?	0	+	-	?	?	-	-	-	-	-

9D.11 The Publication Draft Site Selection Report (2024) explains that the following sites have been allocated as strategic sites:

- R02.2PA Former RAF Newton Strategic Allocation
- R03.3PA Land North of Bingham Strategic Allocation
- R08.5PA Former Cotgrave Colliery Strategic Allocation
- R10.5PA Melton Road, Edwalton Sustainable Urban Extension
- R11.5PA East of Gamston North of Tollerton Sustainable Urban Extension
- R15.5PA Land South of Clifton Sustainable Urban Extension
- RBC-EMP-01/RBC-L01 Ratcliffe on Soar Power Station

Section 10: Monitoring (Stage B5)

- 10.1 This section looks at the monitoring of the sustainability of the strategic policies in the Greater Nottingham Strategic Plan.
- 10.2 **Table 1** in the introduction section shows Article 5 (1) of the SEA Directive requirements which this section addresses (i) a description of measures envisaged concerning monitoring in accordance with Article 10.
- 10.3 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- 10.4 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 10.5 Monitoring should assess whether:
- The SA assessment’s predictions of sustainability effects are accurate;
 - The Local Plan is contributing to the achievement of the desired SA objectives and targets;
 - If mitigation measures are performing as well as expected;
 - If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 10.6 A monitoring framework has been created for monitoring the sustainability effects of the Greater Nottingham Strategic Plan when adopted. The indicators included in the monitoring framework will be monitored in the each of the participating councils’ Authority Monitoring Reports at least yearly.
- 10.7 The Greater Nottingham Strategic Plan policies will be reviewed in the light of the results of monitoring and any other significant changes.
- 10.8 The monitoring framework is shown in **Table 45**.

Table 45: Indicators that Monitor Policy Performance Against SA Objectives

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Policy 2 – Spatial Strategy and Settlement Hierarchy Policy 3 – Housing Policy 8 – Housing Size, Mix and Choice Policy 9 – Gypsies, Travellers and Travelling Showpeople	Population (by group)	Monitor
		Net additional homes	Increase
		Net additional affordable homes	Increase
		Net additional homes by dwelling type, size and tenure	Monitor
		Average house prices	Monitor
		Number of homelessness	Reduce
		Number of vacant dwellings	Reduce
		Number of new gypsy and traveller pitches delivered	Increase
		Progress on the delivery of sites allocated for housing (including mixed use sites)	Monitor
2. Employment and Jobs To create employment opportunities. 3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	Policy 2 – Spatial Strategy and Settlement Hierarchy Policy 5 – Employment Provision and Economic Development Policy 6 – Nottingham City Centre Policy 7 – Role of Town and Local Centres Policy 12 – Local Services and Healthy Lifestyles Policy 13 – Culture, Tourism and Sport Policy 14 – Managing Travel Demand Policy 15 – Transport Infrastructure Priorities Policy 18 – Infrastructure and Developer Contributions	Progress on the delivery of sites allocated for employment (including mixed use sites)	Monitor
		Net additional floor space (by employment type)	Increase
		Employment and unemployment rate	Improve
		Earnings (by type)	Monitor
		Employment profile (by type)	Monitor
		Qualifications (by equivalent level)	Monitor

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
		Type and area of employment land availability	Monitor
		Area of employment land lost to housing and other uses	Monitor
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Policy 6 – Nottingham City Centre Policy 7 – Role of Town and Local Centres Policy 10 – Design and Enhancing Local Identity Policy 11 – The Historic Environment Policy 12 – Local Services and Healthy Lifestyles Policy 13 – Culture, Tourism and Sport Policy 14 – Managing Travel Demand	Planning permissions for retail and other town centre use development	Monitor
		Centre health checks	Monitor
		Planning permissions for residential development within the City, Town and District Centres	Monitor
		Amount of office space created in City, Town and District Centres	Monitor
		Amount of retail floor space approved outside of defined centres	Reduce
		Proportion of vacant units	Reduce
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Policy 8 – Housing Size, Mix and Choice Policy 10 – Design and Enhancing Local Identity Policy 12 – Local Services and Healthy Lifestyle Policy 13 – Culture, Tourism and Sport Policy 14 – Managing Travel Demand	% of all households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop.	Increase
		Number of planning permissions that will result in a loss of major existing cultural, tourism or sporting facilities	Monitor
		Number of major sporting facilities	Increase

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
	Policy 16 – Blue and Green Infrastructure and Landscape Policy 17 – Biodiversity	Life expectancy at birth	Increase
		Resident's participation in sport (% inactive, fairly active, active)	Increase
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Policy 10 – Design and Enhancing Local Identity	Levels of reported crime by type	Reduce
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Policy 12 – Local Services and Healthy Lifestyle	Number of community centres, leisure centres and libraries	Increase
		Community facilities or contributions secured through s106 agreements	Monitor
		Number of planning permissions granted that will result in a loss of existing community facilities	Monitor
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Policy 2 – Spatial Strategy and Settlement Hierarchy Policy 14 – Managing Travel Demand Policy 15 – Transport Infrastructure Priorities Policy 18 – Infrastructure and Developer Contributions	Railway Station Usage	Increase
		Proportion of households within a 400m walk to a bus or tram stop with an hourly or better daytime service	Monitor
		Number of permissions granted with contributions secured through s106 agreements to improve active travel and public transport	Monitor
		Number of travel plans agreed	Monitor
		Implementation of individual schemes as listed in Infrastructure Delivery Plan	Monitor
		NET (Tram) usage (passenger miles (by system (e.g. NET)))	Increase

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
		Number of park and ride facilities	Increase
		Number of cycling trips	Increase
		Transport schemes (Policy 15) delivered	Monitor
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Policy 4 – Green Belt Policy 2 – Spatial Strategy and Settlement Hierarchy Policy 3 – Housing Policy 5 – Employment Provision and Economic Development	Amount of greenfield land lost to new development	Monitor
		Number of housing completions on previously developed land	Monitor
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Policy 1 – Climate Change Policy 14 – Managing Travel Demand Policy 15 – Transport Infrastructure Priorities	Renewable energy capacity installed by type	Increase
		Average electricity and gas use per meter in kilowatt hours	Reduce
		Energy consumption by tonnes of oil equivalent	Reduce
		Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	Reduce
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.		Area and households within Flood Zones 2 and 3	Reduce
12. Flooding and Water Quality To minimise the risk of flooding and to conserve		Planning permissions granted contrary to the advice of the Environment Agency	Reduce

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
and improve water quality.			
3. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Policy 16 – Blue and Green Infrastructure and Landscape Policy 17 – Biodiversity	Net change in Sites of Special Scientific Interest	Monitor
		Number of SSSIs in favourable conditions	Increase
		Number, area and net change of Local Nature Reserves	Increase
		Number, area and net change in Local Wildlife Sites	Increase
		Number, area and net change in Local Geological Sites	Increase
		Area of woodland	Increase
		New areas of open space by type, over 0.5 hectares	Increase
		Areas of Local Green Spaces	Increase
		Green Flag awarded open spaces	Increase
		Percentage of net gain projected for major development schemes	Monitor
14. Landscape To protect and enhance the landscape character.	Policy 16 – Blue and Green Infrastructure and Landscape	Adoption of local Design Codes	Increase
15. Built and Historic Environment To protect and enhance the townscape character and the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for	Policy 10 – Design and Enhancing Local Identity Policy 11 – The Historic Environment	Number and area of Conservation Areas	Monitor
		Number of Conservation Area appraisals	Monitor
		Number of listed buildings	Monitor
		Heritage assets at Risk	Reduce
		Number of Registered Parks and Gardens	Monitor
		Number of Scheduled Ancient Monuments	Monitor
		Number of Designated Heritage Assets	Monitor
Number of Designated Heritage Assets at risk	Reduce		

Effects to be monitored (SA objectives)	Strategic Plan Policies to monitor	Indicators	Target
people to enjoy culture and heritage.		Monitor achievement of development proposals against best practice guidance and standards for design, including design codes	Monitor
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Policy 2 – Spatial Strategy and Settlement Hierarchy Policy 3 – Housing Policy 5 – Employment Provision and Economic Development	Adoption of local Design Codes New waste management facilities by type	Increase Monitor

Section 11: Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment

- 11.1 **This section updates and supersedes relevant parts of Section 2 of the Scoping Report (July 2020) and Section 7 of the Preferred Approach Sustainability Appraisal Report (December 2022).**
- 11.2 This section looks at other assessments also carried out on the Local Plan in addition to the Sustainability Appraisal.
- 11.3 In addition to the Sustainability Appraisal process, the councils are also required to carry out a Habitats Regulations Assessment and an Equality Impact Assessment. Nottinghamshire County Council has prepared a Planning and Health engagement protocol setting out arrangements for how health partners including Nottinghamshire County Council should be consulted on local plans and planning applications. These are not part of the SA process however they cover sustainability issues.

Habitats Regulations Assessment (Appropriate Assessment)

- 11.4 The EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (Habitats Directive) requires that a Habitats Regulations Assessment is made of the effects of land-use plans on sites of European importance for nature conservation.
- 11.5 The sites that are subject to Habitats Regulations Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the EC Directive on the Conservation of Wild Birds 79/409/EEC (Birds Directive).
- 11.6 A HRA should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the previous Core Strategy's process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Core Strategies on the prospective Sherwood Forest Special Protection Area. The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it is not known when a decision on its final status is expected.
- 11.7 The HRA review recommended that a new HRA screening exercise be commissioned at Regulation 19 to consider the in-combination effects of sites within and adjoining Hucknall, including those in Ashfield District's revised Local Plan, on the Sherwood Forest possible potential Special Protection Area (ppSPA). Unlike Strategic Environmental Assessment that is

incorporated with the Sustainability Appraisal, HRA must be reported on separately to the Sustainability Appraisal. Further details are therefore provided within the separate HRA.

Equality Impact Assessment

- 11.8 Under the Equality Act 2010, the Greater Nottingham 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. There are ten protected characteristics:-
- Age
 - Care Experience
 - Disability
 - Gender reassignment
 - Marriage and civil partnership
 - Pregnancy and maternity
 - Race
 - Religion or belief
 - Sex
 - Sexual orientation
- 11.9 Undertaking Equality Impact Assessments allows the councils to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.
- 11.10 An assessment undertaken shows that the emerging strategic plan is likely to result in positive outcomes including for people with protected characteristics. The Greater Nottingham Strategic Plan is subject to consultation with a wide range of stakeholders and the participating councils. Responses will be carefully considered and assist with providing evidence on particular needs and issues relating to people with protected characteristics which may be addressed in strategic planning policy.

Health Impact Assessment

- 11.11 Nottinghamshire County Council has prepared a Planning and Health engagement protocol setting out arrangements for how health partners including Nottinghamshire County Council should be consulted on local plans and planning applications. This initiative to improve engagement between the health partners and local planning authorities builds on the Health and Wellbeing Strategy previously produced by Nottinghamshire County Council which recommended the use of the Planning and Health checklist to assess development proposals. The councils agreed the use of the Health and Well-being Checklist in relation to local plan policy preparation.

Section 12: Consultation and next steps

- 12.1 This report explains the consultation stages and what will happen regarding the next stages of the Sustainability Appraisal process.
- 12.2 This report summarises the work done for the Sustainability Appraisal process for the Greater Nottingham Strategic Plan. The Publication Draft consultation seeks views on the proposed strategy and vision and the proposed policies and strategic sites in the Greater Nottingham Strategic Plan.
- 12.3 This report is published alongside the publication draft of the Greater Nottingham Strategic Plan in order to seek comments. This will provide the opportunity for the public and statutory consultation bodies to use the findings of the Sustainability Appraisal to help inform any comments which may be made on the Greater Nottingham Strategic Plan.
- 12.4 The responses from the consultation will help to shape the Greater Nottingham Strategic Plan.
- 12.5 Following the consultation period on the publication draft, the Greater Nottingham Strategic Plan and the accompanying Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Greater Nottingham Strategic Plan will be adopted.
- 12.6 The remaining Stage E of the Sustainability Appraisal will be completed at the adoption stage.

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**Greater Nottingham
Planning Partnership**



Greater Nottingham Strategic Plan

Sustainability Appraisal Report

Appendix F: Appraisals for strategic sites in Gedling update

September 2024



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Introduction

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

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

The appendix includes the following:

- Tables which identify the selected reasonable alternatives for site appraisal with each of the following areas:
 - G01 Ravenshead Extension
 - G02 Newstead Extension
 - G03 North of Hucknall
 - G04 North of Burntstump
 - G05 Bestwood Village / Redhill Extension(s)
 - G06 Calverton Extension
 - G07 Arnold Extension
 - G08 Woodborough Extension
 - G09 Carlton Extension
 - G10 Burton Joyce Extension
 - G11 Netherfield Extension

- SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for site appraisals on the reasonable alternatives.

- Site appraisals on the reasonable alternatives.

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

Sites for consideration

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

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

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

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

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

Sites for housing/mixed use development

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

Sites for strategic distribution development

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

The identification of sites as reasonable alternatives was undertaken within the Strategic Distribution Background Paper. This considered their scale (sites should be over 25 hectares), access to the strategic highway network, and location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study). This determined they were either reasonable (green) or not reasonable (red).

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

Sites for Residential and Mixed-Use Development

Area: G01 Ravenshead Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G01.1PA	Silverland Farm, Ricket Lane Site A	286 dwellings	As it is close to but not immediately adjacent to the key settlement of Ravenshead and not part of a grouping of sites (although it is close but not immediately adjacent to site G01.2PA), the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.2PA	Silverland Farm, Ricket Lane Site B	1,033 dwellings	Yes. Site is adjacent to the key settlement of Ravenshead and is of scale for strategic growth.
G01.3PA	Kighill Equestrian Centre (site A)	Up to 301 dwellings/ mixed use	As it is close to but not immediately adjacent to the key settlement of Ravenshead and adjoins sites G01.4PA. However together with site G01.4PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.4PA	Kighill Equestrian Centre (site B)	Up to 140 dwellings/ mixed use	As it is close to but not immediately adjacent to the key settlement of Ravenshead and adjoins sites G01.3PA. However together with site G01.3PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.5PA	Land at Cornwater Field, Ravenshead	50 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G01.6PA	West of Kighill Farm, Ravenshead	150 dwellings	As it is adjacent to the key settlement of Ravenshead and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

Area: G02 Newstead Extension

No sites actively promoted for the area.

Area: G03 North of Hucknall

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G03.1PA	Top Wighay Farm east	589 dwellings	Yes. Site is adjacent to the main built up area of Hucknall and is of scale for strategic growth. Site adjoins site G03.2PA. Site has been merged with site G03.2PA and renamed 'Top Wighay Farm.
G03.2PA	Top Wighay Farm west	805 dwellings	Yes. Site is adjacent to the main built up area of Hucknall is of scale for strategic growth. Site adjoins site G03.1PA. Part of the site includes existing strategic allocation in the Part 1 Local Plan with outline planning permission for mixed-used development including 805 homes. Site has been merged with site G03.1PA and renamed 'Top Wighay Farm. Additional land promoted through PA consultation which lies outside and to the west of the reasonable alternative site, adjoining the A6211. This site also includes employment element (see GBC-EMP-01 Top Wighay Farm).
G03.3PA	Land at Hayden Lane, Hucknall	450 dwellings	Yes. Site is adjacent to the main built up area of Hucknall (and adjoins existing Part 2 Local Plan housing allocation H10) and is close to the threshold for strategic growth.
G03.4PA	North of Papplewick Lane	83 dwellings remaining	Yes. Site is currently allocated as strategic allocation in the Part 1 Local Plan. This site will not be appraised because it is currently under construction for 255 homes including additional 18 homes (2019/0201 and 2020/0258) and substantially completed. The site will be rolled forward in the Greater Nottingham Strategic Plan.

Area: G04 North of Burntstump

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G04.1PA	North of Burntstump, Mansfield Road	2,585 dwellings	No. Site is standalone and is isolated from the main built up area and villages. Thus the site is not considered sustainable.

Area: G05 Bestwood Village / Redhill Extension(s)

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G05.1PA	Land to the west of the A60, Redhill	6,572 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Site includes site G05.2PA. Site has been merged with site G05.2PA and renamed 'New Farm, Redhill'.
G05.2PA	Land to the north of Bestwood Lodge Drive	722 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Site overlaps with site G05.1PA. Site has been merged with site G05.1PA and renamed 'New Farm, Redhill'.
G05.3PA	Land at Westhouse Farm, Bestwood Village	350 dwellings	As it is adjacent to existing Part 2 Local Plan housing allocation H12 which adjoins the key settlement of Bestwood Village and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G05.4PA	Broad Valley Farm, Park Road	327 dwellings	As it is adjacent to the key settlement of Bestwood Village and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

Area: G06 Calverton Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G06.1PA	Land off Oxtan Road	750 dwellings	Yes. Site is adjacent to existing Part 2 Local Plan housing allocations H16 and X4 which adjoin the key settlement of Calverton and is of scale for strategic growth. Part of the site includes part of existing housing allocation H16 in the Part 2 Local Plan which does not have planning permission.
G06.2PA	Ramsdale Park Golf Course Site A	234 dwellings	Yes. Site is close but not immediately adjacent to the key settlement of Calverton and sits between sites G06.3PA and G06.4PA (which adjoins the settlement of Calverton). Site is part of a grouping of sites with site G06.3PA and site G06.4PA which together meet the 500 dwelling threshold. The three sites have been merged and renamed "Ramsdale Park Golf Course/Main Street and Georges Lane".
G06.3PA	Ramsdale Park Golf Course Site B	1,890 dwellings	Yes. Site is adjacent to site G06.2PA and is of scale for strategic growth. Site is part of a grouping of sites with site G06.2PA and site G06.4PA which together meet the 500 dwelling threshold. The three sites have been merged and renamed "Ramsdale Park Golf Course/Main Street and Georges Lane".
G06.4PA	Land West between Main Street and Georges Lane, Calverton	300+ dwellings	Yes. Site is adjacent to the existing Part 2 Local Plan housing allocation H15 which adjoins the key settlement of Calverton. Site is part of a grouping of sites with site G06.2PA and site G06.3PA which together meet the 500 dwelling threshold. The three sites have been merged and renamed "Ramsdale Park Golf Course/Main Street and Georges Lane".

Area: G07 Arnold Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G07.1PA	Land at Stockings Farm, Redhill	707 dwellings/ mixed use	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. Part of the site includes existing housing allocation H5 in the Part 2 Local Plan which has resolution to grant outline planning application subject to the signing of s106.
G07.2PA	Land at Middlebeck Farm, Mapperley	Upto 1000 dwellings	Yes. Site is adjacent to the main built up area of Arnold and is of scale for strategic growth. The site has been merged with G07.3PA. The site name "Land at Middlebeck Farm, Mapperley" has been retained.
G07.3PA	Extension to Land at Middlebeck Farm, Mapperley	40-60 dwellings	Yes. Site is adjacent to the main built up area of Arnold and adjoins site G07.2PA. Site is part of the grouping of sites with site G07.2PA which together meet the 500 dwelling threshold. The site has been merged with site G07.2PA and renamed "Land at Middlebeck Farm, Mapperley".
G07.4*	North of Killisick Lane	55 dwellings	Site forms part of existing Part 2 Local Plan Allocation H8. It is adjacent to the main built up area of Arnold and below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

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

Area: G08 Woodborough Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G08.1PA	Land North of Bank Hill	250 dwellings	No. Although the site is adjacent to Woodborough village, the village is not a key settlement and the site is below the scale for strategic growth.

Area: G09 Carlton Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G09.1PA	Land off Lambley Lane	300 dwellings	Site is adjacent to the main built up area of Carlton and adjoins site G09.2PA. Part of the site includes existing Part 2 Local Plan housing allocation H3 which does not have planning permission. However together with site G09.2PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G09.2PA	Land at Gedling Wood Farm	29 dwellings based on 30 dph	Site is adjacent to the main built up area and adjoins site G09.1PA. However together with site G09.1PA they are below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.
G09.3PA	Gedling Colliery/ Chase Farm	625 dwellings remaining	Yes. Site is currently allocated as strategic location in the Part 1 Local Plan and is currently housing allocation H9 in the Part 2 Local Plan. Part of the site (phase 1) is under construction for 508 homes (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667) and the remainder part of the site (phase 2) has reserved matters for 433 homes (2021/1294) and planning constraints would have already been addressed through the planning application process. Part of the site has resolution to grant full planning application for 24 homes subject to the signing of the s106 (2022/0200). Total figure is 965 homes.

Area: G10 Burton Joyce Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G10.1PA	Colwick Loop Road, Burton Joyce	488 dwellings based on 20 dph	Yes. Site is adjacent to the key settlement of Burton Joyce and is of scale for strategic growth.

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G10.2PA	Land North of Orchard Close/ Hillside Drive	33 dwellings	As it is adjacent to the key settlement of Burton Joyce and not part of a grouping of sites, the site is below the scale for strategic growth so defer the site for consideration within Part 2 Local Plan.

Area: G11 Netherfield Extension

Site ref	Sites name	Indicative no. dwellings	Is this a realistic option?
G11.1PA	Land to east of Teal Close	1,110 dwellings	Yes. Site is adjacent to the main built up area of Carlton, adjoins an existing strategic site currently under construction and is of scale for strategic growth.
G11.2PA	Teal Close	579 dwellings remaining	Yes. Site is currently allocated as strategic allocation in the Part 1 Local Plan. Part of the site (phases 1 and 2) is currently under construction for 552 homes (2017/0800 and 2019/0152) and the remainder of the site has reserved matters for 255 homes (2019/0560) and planning constraints would have already been addressed through the planning application process. Total figure granted to date is 807 homes. This site also includes employment element (see GBC-EMP-07 Teal Close).
G11.3*	St Luke's Way, Stoke Bardolph	3.65 ha	No. Although the site is adjacent to Stoke Bardolph village, the village is not a key settlement and the site is below the scale for strategic growth.

Other sites

The following sites were promoted via the Greater Nottingham Strategic Growth Options consultation however no information has been provided regarding the site and therefore they are not included and not shown on the housing/mixed use development site options map:-

- Bestwood Village Country Park;
- Burton Joyce/ Glebe Farm;
- Lambley Lane; and
- Land surrounded by built up area, Gedling Access Road and Gedling Country Park.

A further site was promoted through the Preferred Approach consultation at 284 Longdale Lane Ravenshead however no mapping was submitted regarding the site and is therefore also not included on the housing/mixed use development site options map.

Sites for employment development

Site ref	Site name	Site size (ha) (land remaining)	Is this a realistic option?
GBC-EMP-01	Top Wighay Farm	6.5	Yes. Site is of scale for strategic growth and currently allocated as strategic site in the Part 1 Local Plan. ELS recommends retain current strategic allocation for mixed use with substantial element of E/B8 employment land. Site falls part of the wider site which has outline planning permission for mixed-used development comprising land for employment purposes (2020/0050). Planning permission for office building within part of the employment allocation granted in July 2022 by Nottinghamshire County Council (7/2022/0050NC). As this site forms part of G03.1/G03.2PA Top Wighay Farm the appraisal on the employment element will be covered in the appraisal for G03.1/G03.2PA Top Wighay Farm.
GBC-EMP-02	Gedling Colliery/ Chase Farm	2.45	ELS recommends retain current Part 2 Local Plan designation as an employment-led mixed-use designation. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan. However as this site forms part of G09.3PA Gedling Colliery/Chase Farm the appraisal on the employment element will be covered in the appraisal for G09.3PA Gedling Colliery/Chase Farm.
GBC-EMP-03	Colwick Industrial Estate	5.5	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is consists of three sites which one is located some distance away. The other two sites adjoin however they, as combined site, are below the threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-04	Victoria Business Park	1.1	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-05	Salop Street	0	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic

Site ref	Site name	Site size (ha) (land remaining)	Is this a realistic option?
			so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-06	Brookfield Road	0	ELS recommends retain current Part 2 Local Plan designation for employment uses. Site is below threshold and not considered strategic so defer the site for consideration within Part 2 Local Plan.
GBC-EMP-07	Teal Close	6.45	Yes. Site is of scale for strategic growth and currently allocated as strategic site in the Part 1 Local Plan. ELS recommends retain current strategic allocation for mixed-use with element of employment use. Part of the site is now built which consists of an employment unit and a trade park (2019/0614) and the remainder of the site currently has reserved matters permission for six employment units (2019/0615). As this site forms part of G11.2PA Teal Close the appraisal on the employment element will be covered in the appraisal for G11.2PA Teal Close.
GBC-EMP-08	Former Total Lubricants site (Colwick Industrial Estate)	3.09	Promoted via the Greater Nottingham Strategic Growth Options consultation. This is not an additional site as site is already included, as part of GBC-EMP-3, in the Employment Land Study 2021 and part of the existing supply.

Sites for strategic distribution development

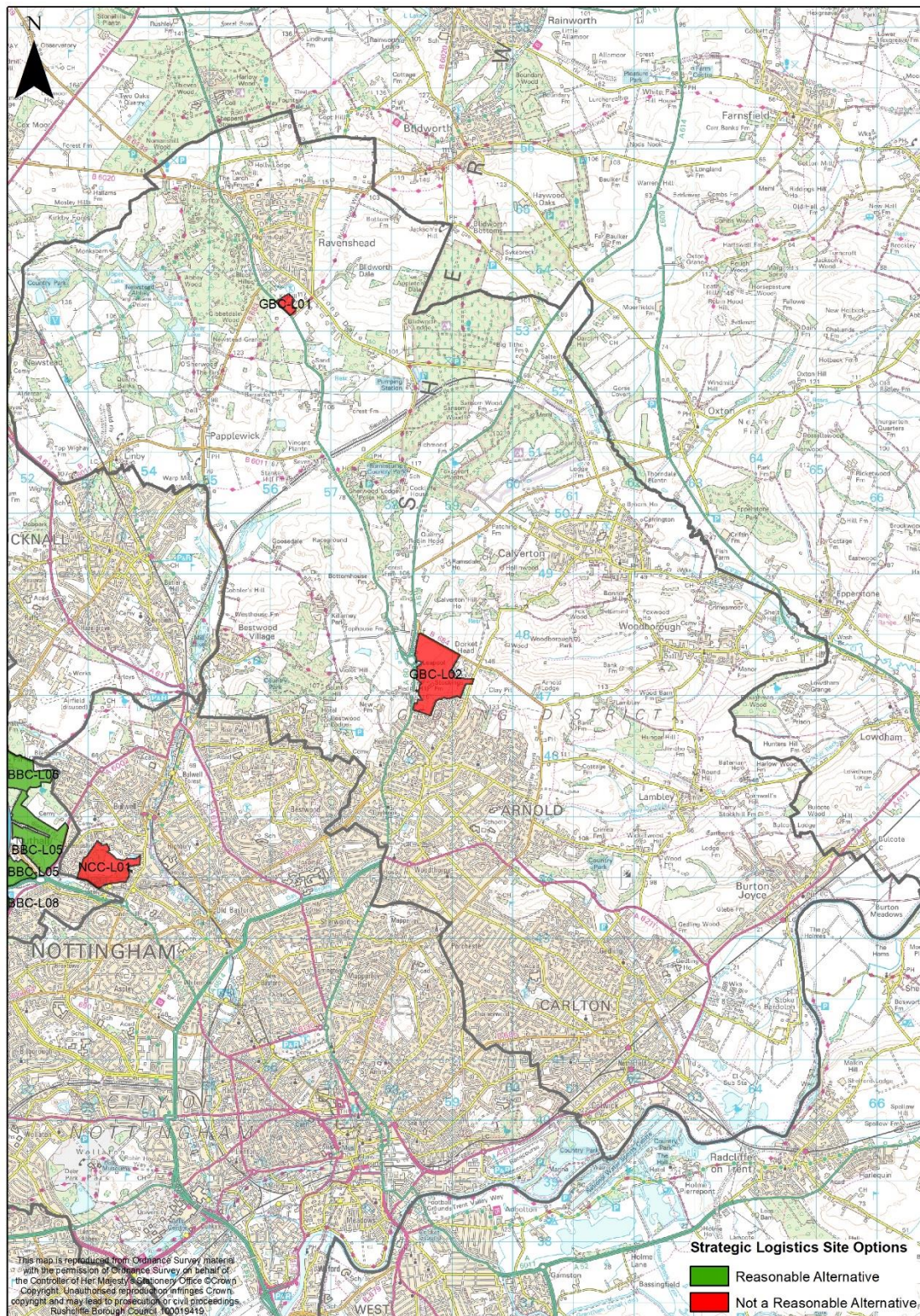
Two potential strategic distribution sites in Gedling have been assessed within the SA.

Both sites were also assessed as potential housing and mixed use sites (G01.6A and G07.1PA).

Site ref	Site name	Site size (ha) (land remaining)	Is this a realistic option?
GBC-L01	West of Kighill Farm	5.45	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	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 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.

Map of strategic distribution site options for consideration

The strategic distribution site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.



Site appraisals

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

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

A total of 13 sites were identified as reasonable alternatives:-

- G01.2PA Silverland Farm, Ricket Lane Site B
- G03.1*/G03.2PA Top Wighay Farm
- G03.3PA Land at Hayden Lane, Hucknall
- G03.4PA North of Papplewick Lane
- G05.1/G05.2PA New Farm, Redhill
- G06.1PA Land off Oxton Road
- G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane
- G07.1PA Land at Stockings Farm, Redhill
- G07.2/G07.3PA Land at Middlebeck Farm, Mapperley
- G09.3PA Gedling Colliery/Chase Farm
- G10.1PA Colwick Loop Road, Burton Joyce
- G11.1PA Land to east of Teal Close
- G11.2PA Teal Close

G03.4PA North of Papplewick Lane is an existing strategic allocation in the existing Aligned Core Strategy and carried forward in the Greater Nottingham Strategic Plan. The site was not appraised because it is currently under construction and substantially completed.

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

No strategic employment sites were identified as reasonable alternatives.

SA Framework 2 – site criteria

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing? Will it meet the housing need?</p>	<p>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</p>	<p>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</p>	<p>Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development</p>		<p>Results in the loss of a strategic level of housing</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	<p>Provides a strategic level of jobs (500+) in and adjoining the built up area or key settlement</p> <p>Provides new job opportunities in areas of deprivation</p>	<p>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</p> <p>Provides local labour agreements on projects (including jobs in construction industry)</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>Results in the loss of jobs on a partially occupied site</p>	<p>Results in the loss of a strategic level of jobs</p> <p>Results in the loss of jobs on a fully occupied site</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<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 --
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	Provides new town centre uses or mixed use in the existing centre Within 400 metres walking distance of shopping centre	Provides new mixed use (including non-town centre uses) in the existing centre Access to shopping centre within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact on the vitality and viability of the existing centre	Results in the loss of mixed use (including non-town centre uses) in the existing centre	Results in the loss of town centre uses in the existing centre

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

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

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

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

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>			<p>Uncertain</p> <p>or</p> <p>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</p>	<p>Site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone</p>	<p>Site falls within an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone</p> <p>Site is likely to impact an area of poor air quality (and creating an Air Quality Management Area)</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>12. Flooding and Water Quality 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>13. Natural Environment, Biodiversity and Blue-Green Infrastructure 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 --
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		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>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>16. Natural Resources and Waste Management 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>

Site assessments on reasonable alternatives for housing/mixed use sites

Broad area: G01 Ravenshead Extension

G01.2PA Silverland Farm, Ricket Lane Site B

Comprised of sites:

- G01.2PA Silverland Farm, Ricket Lane Site B
 - G01.2 Silverland Farm, Ricket Lane Site B

Factors	Details
SHLAA reference	G920.
Size	34.44 ha.
No of dwellings/ estimated employment floorspace	700 homes based on 20 dph in accordance with Policy LPD 33 of Local Planning Document.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 700 homes based on 20 dph in accordance with Policy LPD 33 of Local Planning Document. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctor surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within Ravenshead shopping centre. The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within 400 metres walking distance to protected open space within Ravenshead.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety 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>	?	<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>	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>7. Social Inclusion</p> <p>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>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within 400 metres of the site, however the site is within 30 minutes travel time by walking and cycling to the leisure centre. Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village however the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>Existing Air Quality Management Area located on A60 in Daybrook.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.32 ha), medium risk of flooding from surface water (0.72 ha) and low risk of flooding from surface water (1.46 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	-	It is expected that the site would meet the biodiversity net gain requirements.	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.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		No indication at this stage if offsite or onsite open space would be provided.	
	Will the site include the provision of on-site or off-site open space?		The current use of the site is agricultural land so there would not be a loss of open space.	
	Will the site involve the loss of existing open space?			
	Will the site improve the underused or undervalued open space?			
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<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>Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Greater Nottingham Growth Options Study (2020) states that the site is suitable for development pending further investigations (which should consider landscape impacts and proximity to the ppSPA Sherwood Forest).</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as the relatively</p>	<p>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
			large number of receptors. Overall, there is a medium visual susceptibility to development of the site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states Fountain Dale moat is a well-preserved example of a small residential moat with documented historical associations. It has suffered little disturbance since it was abandoned, and so the buried remains of medieval buildings and structures will survive throughout. This Scheduled Monument is a moat which includes a roughly rectangular island measuring 48m x 35m surrounded by a 12m wide ditch which is in turn enclosed by substantial outer bank measuring 1m high and 2m wide. The ditch is steep sided and is 2m deep to the island or 3m deep to the bank. The north-east corner of the moat is crossed by a 14m wide causeway. Setting is the surroundings in which the asset is experienced.</p> <p>Impact – Potentially extending development towards the ridge line to the north of Ravenshead. It is considered that the extension of built development towards and onto this ridge line would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Scheduled Monument at Fountain Dale moat having a moderate impact on its rural setting.</p>	<p>To mitigate any potential harm to the setting of this Scheduled Monument, any future development on the Silverland Farm site should be restricted to the southern parts of the site to provide a suitable undeveloped buffer zone between the development site and the ridge line. It is recommended that built form housing should be no closer than a minimum of 1000m in distance.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad area: G03 North of Hucknall

G03.1/G03.2PA Top Wighay Farm

Comprised of sites:

- G03.1*/G03.2PA Top Wighay Farm
 - G03.1 Top Wighay Farm east
 - G03.2 Top Wighay Farm west
 - GBC-EMP-01 Top Wighay Farm (employment)

Factors	Details
SHLAA reference	Part of G989 (which comprises the existing strategic allocation excluding the 38 homes already built and the Local Wildlife Site 5/977) and G1155.
Size	92.65 ha.
No of dwellings/ estimated employment floorspace	1,660 homes/mixed use. Up to 49,500 square metres of employment uses on 8.55 ha of land (gross).
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 1,600 homes. Part of the site contains the existing strategic site in the Part 1 Local Plan (Aligned Core Strategy) excluding the 38 homes already built. The remainder of the strategic site currently has outline planning permission for 805 homes and mixed use development (2020/0050).	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site would provide housing which contribute to meeting housing need.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	Part of site has existing outline planning permission for mixed use development comprising land for employment purposes (2020/0050). 664 jobs based on planning application supporting economic assessment (2020/0050). A Section 106 Agreement dated 25 March 2022 includes an Employment and Skills Plan (local labour agreement) The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings?	++	Part of site has existing outline planning permission for mixed use development comprising land for employment purposes (6.5 ha) (2020/0050). The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not within 400 metres of Hucknall town centre (within Ashfield District Council), however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site has outline consent (2020/0050) for a local centre. Paragraph 3.2 of the Planning Committee report for the 2020/0050 application states “The local centre is identified as having local convenience stores, a pub/restaurant, a day nursery and small scale offices, which will serve local residents of the site”. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with new local centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is Priority Hospital East Midlands (in Annesley) and Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery).	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

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?		<p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The site has outline consent (2020/0050) for a local centre. Paragraph 3.3 of the Planning Committee report for the 2020/0050 application states “Toward the centre of the site will be the local centre and primary school with residential units interspersed with public open space”.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Hayden Lane Post Office within 30 minutes travel time by public transport, walking and cycling. Newstead Children's Centre and Newstead Centre are within 30 minutes travel time by public transport, walking and cycling. The John Godber Community Centre , St Johns Community Hall and Papplewick & Linby Village Hall	Ensure community facilities to support the development are provided.

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>are within 30 minutes travel time by public transport, walking and cycling. Hucknall Library is within 30 minutes travel time by walking and cycling. Schools are within Linby village (Linby cum Papplewick C.E.V.A. Primary School) and Hucknall (the National School, National Church of England Academy & Hillside Primary and Nursery School).</p> <p>The site has outline consent (2020/0050) for a local centre comprising. Paragraph 3.2 of the Planning Committee report for the 2020/0050 application states “The local centre is identified as having local convenience stores, a pub/restaurant, a day nursery and small scale offices, which will serve local residents of the site”.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p>8. Transport</p> <p>To make efficient use of the existing transport infrastructure, help reduce the</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</p>	++	<p>The site adjoins the main built up area of Hucknall to the north.</p> <p>There are bus stops on Wighay Road and Annesley Road for the following bus services no. 141 which runs from</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>--</p>	<p>Nottingham to Sutton in Ashfield and The Threes (3A, 3B and 3C) which runs from Nottingham to Mansfield.</p> <p>The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall.</p> <p>There is employment area on Hazelford Way in Newstead village which is within 30 minutes travel time by public transport and has a good connection by public transport (bus service no. 3A).</p> <p>The site has frequent bus services to retail centres in Nottingham, Hucknall and Mansfield. Hucknall town centre is within 30 minutes travel time by public transport and there is frequent bus service (The Threes). The 141 and The Threes buses provide connectively to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The Nottingham Urban Area agglomeration zone covers Hucknall. Uncertain as the impacts may be felt within Hucknall (within Ashfield District Council).	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 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?	-	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk of flooding from surface water (0.76 ha), medium risk of flooding from surface water (1.46 ha) and low risk of flooding from surface water (8.02 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		Site falls within area susceptible to groundwater flooding.	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space?	--	It is expected that the site would meet the biodiversity net gain requirements. Part of the site contains a Local Wildlife Site 2/81 Top Wighay Farm Drive and part of Local Wildlife Site 2/82 Joes Wood falls within the site. Site adjoins Local Wildlife Site 5/977 Top Wighay Road Grassland. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	Avoid developing the areas of the site covered by Local Wildlife Sites. Avoid developing in close proximity to the nearby Local Wildlife 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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?			open space is retained and enhanced. ADD SOMETHING LWSs
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland (ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'.</p> <p>The Greater Nottingham Growth Options Study (2020) states that G03.1 Land at Top Wighay Farm east and G03.2 Top Wighay Farm west sites are free from major constraints and suitable for development pending further site investigations. The extant allocation at Top Wighay Farm includes some remaining elements that do not benefit from full planning permission. These residual areas remain suitable for development (where development is brought forward in accordance with the guidance in the adopted SPD).</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states although a large area important landscape elements could be retained and loss</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
			confined to arable land predominantly and with little or no recreational value other than as open land. It is visually contained and has defensible well defined boundaries on all sides.	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states:- Annesley Hall, Park and Gardens – There are no clear views from publicly accessible areas of the Park and Garden towards the site due to dense and mature vegetation. Views from the site are limited to the upper parts of vegetation on the edge of the Historic Park.</p> <p>There is no known historic association or function between the site and the historic Park and Garden. However, the introduction of modern built form on the northern and western parts of the site close to the south-east boundary of the Park would result in a moderate impact on its wider setting.</p> <p>Linby Conservation Area – The south eastern boundary of the site is located close to the western edge of the Linby Conservation Area. However, views to and from the eastern part of the site are largely screened by the railway line, existing agricultural buildings and vegetation.</p>	<p>Archaeology – The NCC county archaeologist to be consulted at the allocation stage due to the potential for archaeology and required by condition attached to any planning permission. Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Annesley Hall, Park and Garden – consider the inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site (including along the A611 in this vicinity).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>However, the surrounding farmlands form part of the immediate historic setting to Linby. The site would result in minor harm to the setting of Linby Conservation Area which derives significance from its agricultural history and surroundings.</p> <p>Archaeology – High potential for archaeology given the discovery of evidence of the remains of a Romano-British settlement in the north western edge of the site.</p>	<p>That a tree lined/wooded buffer at approx. 250m in distance between the railway line and the allocated land be required along the eastern edge of the site to protect the green space in between the village and the site. There are significant concerns that the rural landscape setting of Linby and its conservation area would be harmed. The buffer should also ensure that there is no physical built connection between the northern edge of Hucknall and Linby village.</p>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) 	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>of the area including soils, safeguarding minerals and waste.</p>	<p>- 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>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>(grade 3a) agricultural land.</p>

G03.3PA Land at Hayden Lane, Hucknall

Comprised of sites:

- G03.3PA Land at Hayden Lane, Hucknall
 - G03.3 Land at Hayden Lane, Hucknall

Factors	Details
SHLAA reference	G1220.
Size	26.92 ha.
No of dwellings/ estimated employment floorspace	450 homes.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity on site is 450 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Hucknall town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is Priory Hospital East Midlands (in Annesley) and Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery).</p> <p>The site is within 400 metres walking distance of a protected open space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety 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>	?	<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>	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>7. Social Inclusion</p> <p>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>There is Hayden Lane Post Office within 400 metres of the site. Newstead Children's Centre and Newstead Centre are within 30 minutes travel time by public transport and cycling. Hucknall Library is within 30 minutes travel time by walking and cycling. Hucknall Young People's Centre, The John Godber Community Centre and Papplewick & Linby Village Hall are within 30 minutes travel time by public transport, walking and cycling. There are two schools within 400 metres (Linby cum Papplewick C.E.V.A. Primary School and Papplewick Pre-school).</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<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 adjoins the main built up area of Hucknall to the north.</p> <p>There are bus stops on Main Street, Linby and Ethel Avenue for the following bus services no. 141 which runs from Nottingham to Sutton in Ashfield and The Threes (3A, 3B and 3C) which runs from Nottingham to Mansfield.</p> <p>The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. Hucknall town centre is within 30 minutes travel time by public transport, walking or cycling and there is direct bus service (no. 141).</p> <p>The no.141 bus service provides connectively to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The Nottingham Urban Area agglomeration zone covers Hucknall.</p> <p>Uncertain as the impacts may be felt within Hucknall (within Ashfield District Council).</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater 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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	-	It is expected that the site would meet the biodiversity net gain requirements.	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.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		No indication at this stage if offsite or onsite open space would be provided.	
	Will the site include the provision of on-site or off-site open space?		The current use of the site is agricultural land so there would not be a loss of open space.	
	Will the site involve the loss of existing open space?			
	Will the site improve the underused or undervalued open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland (ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states intact landscape character and rural nature of Hayden lane add value, including recreational value, as a setting for Linby and to a lesser extent Papplewick. Visually contained but potential loss of open land of value.</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>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states:- Linby Conservation Area – Linby is a historic village with strong ties to agriculture and the surrounding agricultural fields are an important part of its rural setting. The site is close to the edge of the Conservation Area and located within one of the key views southwards towards Hucknall. Its development would result in a significant urbanisation of the area which would be alien to the rural setting of the Linby Conservation Area and difficult to mitigate. Development here will severely impact the rural character, appearance and setting of Linby village and conservation area leading to con-joining of Hucknall to Linby. Potential major impact.</p> <p>Papplewick Conservation Area – direct views to the Papplewick Conservation Area are screened by vegetation along the B6011, River Leen and existing residential development along Linby Lane on the edge of the Conservation Area. However, development to the north of the site would have an impact on the rural approach to Papplewick Conservation Area and its setting from Linby Lane when approaching from the west. Minor impact.</p>	<p>Development would have a severe impact which could not be mitigated.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad area: G05 Bestwood Village / Redhill Extension(s)

G05.1/G05.2PA New Farm, Redhill

Comprised of sites:

- G05.1/G05.2PA New Farm, Redhill
 - G05.1 Land to the west of the A60, Redhill
 - G05.2 Land to the north of Bestwood Lodge Drive

Factors	Details
SHLAA reference	G1130. Also includes G1158.
Size	213.55 ha.
No of dwellings/ estimated employment floorspace	Up to 1,700 homes/mixed use.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is up to 1,700 homes. The site would provide housing which contributes to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	_+	The site is being promoted for small scale employment and retail use, ancillary to the main housing allocation. It is not known whether local labour agreement would be provided for the construction of houses on site although this would be required to accord with local plan policy. The site is not located within a deprived area (10% worst area) however it adjoins deprived area (10% worst area) to the south.	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is being promoted for small scale employment and retail use, ancillary to the main housing allocation. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There are doctor surgeries Arnold Health Centre and Daybrook Medical Practice in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre.</p> <p>The site is within 400 metres walking distance of several protected open spaces including allotments.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<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>There is Arnold Post Office https://www.postoffice.co.uk/branch-finder/3762270/ravenshead and Arnold Library within Arnold town centre. The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Redhill Young People's Centre and Pond Hills Lane Community Centre are within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (bus service Pronto). There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within a deprived area (10% worst area) however it adjoins deprived area (10% worst area) to the south.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins the main built up area of Arnold to the north-west.</p> <p>There are bus stops on Mansfield Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield and SA Sherwood Arnow which runs from Nottingham to New Ollerton.</p> <p>Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto).</p> <p>There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold.</p> <p>The above bus services provide connectively to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.</p>	<p>Major public transport improvements, including potential park and ride.</p> <p>Ensure connectivity to the site by non-car modes.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>--</p>	<p>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>Existing Air Quality Management Area located on A60 in Daybrook.</p> <p>The site is likely to impact an area of poor air quality with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Major public transport improvements.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water (8.72 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. A reduction in the site area would further reduce flood risk associated with the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Development on site would result in the loss of existing trees and hedgerows.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		No indication at this stage if offsite or onsite open space would be provided.	Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects.
	Will the site involve the loss of existing open space?		Site is adjacent to protected open space to the south east and south west of the site.	
	Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land so there would not be a loss of open space.	

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Papplewick Wooded Estatelands (S PZ 3) and a small portion of the site lies within The Dumbles Rolling Farmland (MN015). For the Papplewick Wooded Estatelands (S PZ 3) the landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. For the Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the Land at New Farm site includes woodland blocks but is otherwise free from major constraints and is suitable for development pending further site investigations. The Red Hill Farm site is extensive, the presence of a gas pipeline and landscape constraints to the north limit the scope for development of the whole site. The south east of the site (adjoining the A60 and Redhill) is free from major constraints and suitable for development pending further site investigations.</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> <p>A smaller site may reduce landscape harm.</p>
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			<p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site comprises arable fields that cross the ridgeline between the main Arnold conurbation and open rural countryside. Landscape condition is good. Areas close to Arnold are less sensitive, contained visually and adjacent to areas allocated for housing. Elsewhere, there are several factors including a medium scenic quality, high perceptual qualities, and a high recreational value that contribute to a medium landscape value. The study area has a high susceptibility to development impacting both the dispersed settlement pattern and open countryside, and having a potential urbanising effect on its surroundings, particularly either side of Lamins Lane. In addition, development of the site will negate the role of landform in screening the Arnold conurbation from the surrounding landscape, which has a deeply rural character. The study area has a high landscape sensitivity to development of the site. There is a high visual value on site - due to its location as the setting of several designations and the screening function of the site's landform. When coupled with a high susceptibility (contributed to by the high visibility of the site), the study area has an overall high visual sensitivity, but less so</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			in the immediate context of the urban edge and taking potential mitigation into account.	

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. The parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban.</p> <p>The northern part of the site physically “wraps around” the Bestwood Pumping Station site and will change its wider setting. The impact upon Bestwood Lakeside (former Pumping Station) would be significant and result in harm to the setting of the II* Listed Building and grade II Registered Park and Garden.</p>	<p>Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.</p> <p>Papplewick Pumping Station – the site should be reduced considerably such that development only takes place in the south, to minimise impact on Bestwood Pumping Station altogether with a buffer to the west and to increase the buffer to the south of Tophouse Farm. Mature planting to the eastern side of the development on its boundary would help</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
				retain a verdant outlook in the surroundings around the assets.
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 2, grade 3, grade 3a and grade 3b agricultural land and other types including the one not surveyed. No information has been given on whether the other and not surveyed site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land.</p>

Broad area: G06 Calverton Extension

G06.1PA Land off Oxton Road

Comprised of sites:

- G06.1PA Land off Oxton Road
 - G06.1 Land off Oxton Road

Factors	Details
SHLAA reference	G1159 (part) and G1224. (Also includes G35, G665, G921 and G1073)
Size	26.16 ha.
No of dwellings/ estimated employment floorspace	700 homes.
Existing Use	Agricultural land, dwelling and equestrian.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 700 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is for a housing proposal which includes a small local supermarket and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. .</p> <p>The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a doctor surgery The Calverton Practice and a pharmacy (Boots) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <p>The site is within 400 metres walking distance of a protected open space and a Local Green Space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<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>There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre. Calverton Village Hall & Sports Pavilion is within 400 metres walking distance. Calverton Children's Centre and Calverton Core Centre are within 30 minutes travel time by public transport, walking and cycling. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<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 adjoins Calverton village to the north.</p> <p>There are bus stops on Flatts Lane and Seely Avenue for the bus service The Calverton which runs from Nottingham to Calverton.</p> <p>There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site.</p> <p>The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	<p>Is the site a brownfield site?</p>	--	<p>The site is predominantly greenfield but 1.3 ha of the 26.16 ha site is brownfield due to equestrian facilities on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>?</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>Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area located on A60 in Daybrook or Nottingham Urban Area agglomeration zone with increased traffic and congestion on roads towards Nottingham and elsewhere.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (2.24 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater 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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space and a Local Green Space.</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 land so there would not be a loss of open space.</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>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the site includes a flood zone in the vicinity of Oxtou Road but is otherwise free from major constraints and is suitable for development pending further site investigations.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however in proximity to the existing urban edge and associated man</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>made elements, and recent development of housing has extended visibility of the settlement and reduced the rural nature and susceptibility of the adjacent land. Consequently, sensitivity to further housing is reduced in spite of the sloping landform. There is increased potential to accommodate further development towards Oxtan Road without impacting on the wider rural character, albeit buffers to Flatts Lane and to a lesser extent, the B6386 would be advisable. Open/recreational land to the south of the site, included along the margin of the existing settlement would link to buffers such as the recreation ground.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states the rural and open setting of Calverton to the northern edge of the village would be significantly eroded and in turn development here would encroach upon the remote rural and open landscape setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of grade II Listed Lodge Farm. The level of impact would be high and there is potential for hidden archaeology in the vicinity of the Scheduled Monument.</p>	<p>The degree and proximity of encroachment on the Scheduled Monument will determine the impact upon the setting of the Scheduled Monument and listed farm's significance. That significance is derived from the remote open and rural character of their surroundings.</p> <p>Should the site be allocated, archaeological impact assessments at development stage should be required and the NCC County Archaeologist consulted at the allocation stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The majority part of the site is classified as grade 3 agricultural land with the remainder of the site contains a dwelling and equestrian. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane

Comprised of sites:

- G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane
 - G06.2 Ramsdale Park Golf Course Site A
 - G06.3 Ramsdale Park Golf Course Site B
 - G06.4 Land West between Main Street and Georges Lane, Calverton

Factors	Details
SHLAA reference	G33, G45, G780 and G1156.
Size	130.27 ha.
No of dwellings/ estimated employment floorspace	2,300 homes.
Existing Use	Agricultural land and outdoor recreation.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 2,300 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	The majority part of the site is an existing golf course so there would be loss of jobs on a partially occupied site. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Calverton.</p> <p>The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	--	<p>There is a doctor surgery The Calverton Practice and a pharmacy (Boots) within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <p>The site is within 400 metres walking distance of protected open space.</p> <p>The majority of the land is outdoor recreation (golf course) so it would result in a loss of recreational area or accessible blue-green infrastructure. Thus major negative score against the SA objective.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<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>There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within 400 metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton Leisure Centre, Calverton Village Hall & Sports Pavilion, Calverton Children's Centre and Calverton Core Centre are within 30 minutes travel time by public transport, walking and cycling. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton.</p> <p>The majority of the land is outdoor recreation (golf course) so it would result in a loss of a community facility. Thus major negative score against the SA objective</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins Calverton village to the west and southwest, however the connectivity to the west is poor.</p> <p>There are bus stops on Georges Lane and Ollerton Road for the following bus services The Calverton which runs from Nottingham to Calverton and SA Sherwood Arrow which runs from Nottingham to New Ollerton.</p> <p>There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking or cycling.</p> <p>Calverton shopping centre is within 30 minutes travel time by public transport, walking or cycling from the site.</p> <p>The Calverton and SA Sherwood Arrow bus services provide connectivity to existing businesses outside the village such as Arnold and Nottingham.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	--	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is likely to impact an area of poor air quality with increased traffic and congestion on roads towards Nottingham and elsewhere.</p>	<p>Major public transport improvements.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.84 ha), medium risk of flooding from surface water (1.36 ha) and low risk of flooding from surface water (5.32 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		Site contains trees protected by Tree Preservation Orders.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Development on site would result in the loss of existing trees and hedgerows, especially the trees and vegetation on the existing golf course.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		Site adjoins a protected open space.	Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects.
	Will the site involve the loss of existing open space?		The majority part of the site is a protected open space (golf course).	
	Will the site improve the underused or undervalued open space?			

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) the landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. For The Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states Ramsdale Park Golf Centre (i.e. G06.2 Ramsdale Park Golf Course Site A and G06.3 Ramsdale Park Golf Course Site B) include a number of constraints (woodland blocks, water bodies and landscape constraints). However, the northern areas of both submitted sites, where well-related to Calverton, are potentially suitable for development pending further site investigations.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover G06.4 Land West between Main Street and Georges Lane, Calverton.</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>
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			<p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site is currently partially occupied by a golf course on rolling, locally prominent land. It encompasses two Landscape Policy Zones one of poor quality, the other of good quality. Generally, the study area is of medium landscape value albeit with non-characteristic elements with weak landscape structure such as the golf course. Elevated sections of the have an increased susceptibility to development due to landform rising above the main settlement. The landform increases landscape sensitivity to development linked to potential widespread visibility rather than loss of landscape elements. Visually, the site forms a key part of the backdrop to Calverton village and is recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to development on the site and that lower lying areas and the golf course are less sensitive. The most sensitive landscape is along and adjacent to Georges Lane – due to landform and character. This is excluded from the development parcel which is the primary mitigation. The golf course has limited landscape sensitivity, other than</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			where housing buffers the existing village edge.	

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states:- Impact – Scheduled Monument. The Scheduled Monument is located within woodland to the east of Calverton Hill House, but there is little visible evidence of any above ground earthworks/structures. Consequently the Scheduled Monument has only a limited physical or visual presence in the wider landscape. The extension of built development into this area of land may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill.</p> <p>Impact – Hollinwood House. The development of the site would result in a major impact on the Listed Building, as the site wraps around the heritage asset. Development of an urban nature so close to and surrounding the Listed Building would have a major impact on its setting in the landscape.</p> <p>Impact – Ramsdale House and Stables. There would be some harm to the setting of Ramsdale House a C18th grade II Listed Farmhouse and stables due to encroachment from the east.</p> <p>The north eastern part of the site is on the edge of the village and visually a parcel of</p>	<p>Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Scheduled Monument mitigate by including a buffer zone at a suitable contour height on its northern side together with suitable landscaping.</p> <p>Hollinwood House – to mitigate impact on the Listed Building a suitable buffer and landscaping should be provided around the heritage asset to prevent urban encroachment on its setting.</p> <p>Ramsdale House – A 65m Landscape buffer to the east of Ramsdale House from the adjacent track together with mature boundary</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>farmland that encloses the settlement. There would be a direct impact on the rural approach to the conservation area from the north west. This approach is significant as it forms the open character area to the south. The south side of the Calverton Conservation Area has a far greater relationship to the open countryside. Therefore, all sites to the south of the Conservation Area have some impact on the Conservations Area's rural character. It is seen from inside the Conservation Area as views of farmland and also acts as the historic link to the agricultural historic core of the village.</p>	<p>landscaping to reinforce the existing line of trees running north/west south east on the golf course would help mitigate impact upon its setting.</p> <p>To mitigate harm to the rural approach in to the village from the north west a land buffer to the west of Main Street of approximately 150m from Main Street along Hollinwood Lane and stretching north west to meet the B6386 to the north could be retained.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Part of the site is classified as grade 3 agricultural land with the remainder of the site being an outdoor recreation (golf course). No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad area: G07 Arnold Extension

G07.1PA Land at Stockings Farm, Redhill

Comprised of sites:

- G07.1PA Land at Stockings Farm, Redhill
 - G07.1 Land at Stockings Farm, Redhill

Factors	Details
SHLAA reference	G48 and G462. (NB the SHLAA sites do not comprise the entirety of the reasonable alternative site).
Size	70.00 ha.
No of dwellings/ estimated employment floorspace	Up to 1,700 homes/mixed use.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The dwelling capacity on site is up to 1,700 homes. Part of the site is an existing housing allocation (site H5) for 150 homes in the Part 2 Local Plan (Local Planning Document) and resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.</p> <p>The site is also promoted for mixed use development and it is assumed this would provide at least 500 homes.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	<p>Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	+	<p>If the site is proposed solely for housing development only then no impact.</p> <p>The site is also promoted for mixed use development comprising land for employment purposes and it is not known whether the employment element would provide 500+ jobs.</p> <p>It is not known whether local labour agreement would be provided for the construction of houses on site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area). It is noted the 10% worst area is to the west of Calverton Road.</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<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>If the site is proposed solely for housing development only then no impact.</p> <p>The site is also promoted for mixed use development comprising land for employment purposes, it is not known whether the employment element covers 5 ha or more or 20,000 sq.m or more.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing town centre in Arnold.</p> <p>The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There are doctor surgeries Arnold Health Centre and Daybrook Medical Practice in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre. The site is within 400 metres walking distance of several protected open spaces including allotments and Local Nature Reserve. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion</p> <p>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>There is Arnold Post Office https://www.postoffice.co.uk/branch-finder/3762270/ravenshead and Arnold Library within Arnold town centre. The site is not within 400 metres of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area). It is noted the 10% worst area is to the west of Calverton Road.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	<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 adjoins the main built up area of Arnold to the north-east.</p> <p>There are bus stops on Mansfield Road and Calverton Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield, SA Sherwood Arrow which runs from Nottingham to New Ollerton and The Calverton which runs from Nottingham to Calverton.</p> <p>Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre.</p> <p>There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold.</p> <p>The Pronto, SA Sherwood Arrow and The Calverton bus services provide connectivity to existing businesses within the main built up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	--	The site adjoins the Nottingham Urban Area agglomeration zone. Existing Air Quality Management Area located on A60 in Daybrook. The site is likely to impact an area of poor air quality with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.94 ha), medium risk of flooding from surface water (1.43 ha) and low risk of flooding from surface water (3.46 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater 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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Site adjoins Red Hill Local Nature Reserve and trees protected by Tree Preservation Orders.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space.</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 land so there would not be a loss of open space.</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>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the site is free from major constraints and suitable for development pending further site investigations.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states the site comprises arable fields that cross and fall from the ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside. Development up to or beyond the ridgeline would urbanise the wider landscape. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. Land to the south of the site,</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>adjacent to the urban edge and adjacent allocated land remains less visible and is of lower sensitivity, if mitigation measures are implemented to reduce wider influence. The more prominent northern extends of the site are highly sensitive to changes in character as a result of development of the site.</p> <p>There is a medium visual value on site and a high susceptibility gained through the role of the site within its setting and the long views afforded of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site and the northern area in particular, which has value as a buffer.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>	0	<p>The Preferred Approach Heritage Assets Assessment (2022) states as a result of the relative distance and local topography, there are no direct visual associations between the site and these Scheduled Monuments, and the development site does not encroach into the open rural setting that these Monuments currently enjoy. It is therefore considered that the development site will not harm the setting or overall significance of the Scheduled Monuments at Fox Wood or Cockpit Hill.</p> <p>Bestwood Pumping Station and associated heritage assets including its Park & Garden are located approx. 450m to the north west with two roads in between. Due to distance and terrain no heritage assets or their settings will be affected.</p>	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction. However it adjoins existing brick pit (MP6b Dorket Head). Paragraph 4.69 of the Minerals Local Plan states the clay from the pit is supplied directly to the brick works adjacent with permitted reserves expected to be sufficient until 2033.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

G07.2/G07.3PA Land at Middlebeck Farm, Mapperley

Comprised of sites:

- G07.2/G07.3PA Land at Middlebeck Farm, Mapperley
 - G07.2 Land at Middlebeck Farm, Mapperley
 - G07.3 Extension to Land at Middlebeck Farm, Mapperley

Factors	Details
SHLAA reference	G1194 and G1210.
Size	27.56 ha.
No of dwellings/ estimated employment floorspace	840 homes.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 840 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area.	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing town centre in Arnold and a shopping centre in Mapperley Plains.</p> <p>The site is not within 400 metres of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centres.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There are doctor surgeries Arnold Health Centre and Daybrook Medical Practice in Arnold and Plains View Surgery in Mapperley Plains. The site is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre.</p> <p>The site is not within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<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>There is Arnold Post Office https://www.postoffice.co.uk/branch-finder/3762270/ravenshead and Arnold Library within Arnold town centre. The site is not within 400 metres of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Lambley Village Hall and Killisick Children's Centre are within 30 minutes travel time by public transport and cycling. There is direct bus service (bus services no. 47 and no. 56) from the site. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is within 30 minutes travel time by public transport (bus services no. 56 and no. 57), walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport and cycling to the site. The nearest ones are Killisick Junior School, Coppice Farm Primary School, Robert Mellors Primary School and Arnold View Primary School.</p>	<p>Ensure community facilities to support the development are provided.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins the main built up area of Arnold to the east.</p> <p>There are bus stops on Mapperley Plains, Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. 19 (which runs from Top Valley to Sherwood), no. 46, no. 47 (both run from Nottingham to Woodborough and Lambley), no. 56 (runs from Nottingham to Arnold) and no. 57 (which runs from Nottingham to Plains Estate).</p> <p>Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus services from the site to Arnold town centre and Mapperley Plains shopping centre.</p> <p>There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold.</p> <p>The above bus services provide connectivity to main built up area of Nottingham (including Arnold and Sherwood).</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains towards Nottingham.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Site falls within area susceptible to groundwater 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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	-	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		The site does not fall within and not adjacent to a designated site of nature conservation interest.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		No indication at this stage if offsite or onsite open space would be provided.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		The current use of the site is agricultural land so there would not be a loss of open space.	
	Will the site involve the loss of existing open space?			
	Will the site improve the underused or undervalued open space?			

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	<p>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'.</p> <p>The Greater Nottingham Growth Options Study (2020) states the G07.2 Land at Middlebeck Farm has greater landscape constraints and is potentially unsuitable for development.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover G07.3 Extension to Land at Middlebeck Farm, Mapperley.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states development of the northern section of the site would extend the perceived eastern edge of Arnold/Mapperley and would obstruct an open long range view from Mapperley Plains. The urban edge of Mapperley Plains is predominantly aligned to be set back from the natural ridgeline, and the road which runs along it. Development in the middle/northern section of the site would be highly visible from a wider area to the east. The far southern section of the site is less prominent, more</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>enclosed and is influenced by the derelict farm buildings outside of the site. Overall there is medium visual value and susceptibility and sensitivity for the prominent areas of the site, with lower visual and landscape sensitivity for the southern section. Further analysis of extent of development in the south would be beneficial to define mitigation and the extent of the landscape/visual buffer required to mitigate visual and to a lesser extent landscape effects. A precautionary approach would indicate confining development to the southernmost field. Development into the adjacent field would be prominent and both obstruct and influence long views with mitigation of likely limited benefit.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>	0	The Preferred Approach Heritage Assets Assessment (2022) states none identified.	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad area: G09 Carlton Extension

G09.3PA Gedling Colliery/Chase Farm

Comprised of sites:

- G09.3PA Gedling Colliery/Chase Farm
 - G09.3 Gedling Colliery/Chase Farm

Factors	Details
SHLAA reference	G131.
Size	40.75 ha.
No of dwellings/ estimated employment floorspace	Total 965 homes. As at 31 March 2022, 340 homes have been built. 625 homes remaining. Site has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.
Existing Use	Landfill waste disposal. Now under construction for residential development.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The site is identified in the Aligned Core Strategy as a strategic location and is currently allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2022, 340 homes have been built.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	+	<p>The site is identified in the Aligned Core Strategy as a strategic location and part the site (5 ha) is currently allocated for employment in the Local Planning Document (site E1). The Employment Land Study (2020) calculates the site area to be 2.45 ha net. The site currently has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.</p> <p>168 jobs based on planning application 2017/1571. No local labour agreement for the site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site currently has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development. The development of the site would not result in the loss of employment, retail or mixed-use land. The site does not include new educational buildings and mixed live-work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre.</p> <p>The site is not within 400 metres of Gedling and Mapperleys Plains shopping centres, however it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre.</p> <p>The site has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There are doctor surgeries in Mapperley Plains and on Westdale Lane. There is Plains View Surgery, Unity Surgery and Westdale Lane Surgery.</p> <p>Site is within 400 metres of Gedling Country Park.</p> <p>The current use of the site is landfill waste disposal use so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<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>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<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>There are post offices Woodthorpe Drive Post Office and Carlton Delivery Office and. The nearest library is Mapperley Library. They are within 30 minutes travel time by public transport and cycling to the site and Mapperley Library is within 30 minutes travel time by walking. Carlton Forum Leisure Centre is within 30 minutes travel time by public transport, walking and cycling to the site. Westdale Lane Community Centre and Burton Road Community Centre are within 30 minutes travel time by public transport, walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are Stanhope Primary School, Carlton Digby School, and Westdale Infant School.</p> <p>The site has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery.</p> <p>The site is not within 400 metres of Mapperleys Plains and Gedling shopping centres. The Colliery Way is now built and it is assumed that the site would be within</p>	
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>30 minutes travel time by public transport to community facilities.</p> <p>The current use of the site is landfill waste disposal use so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins the main built up area of Carlton to the east.</p> <p>There are bus stops on Arnold Lane and Lambley Lane for the following bus services no. 44, no. 44A (both run from Nottingham to Gedling) and no. L74 which runs between Netherfield and Gedling Village from 9:30am to 4pm.</p> <p>The site has outline planning permission for residential development and other uses (2015/1376). This permission includes s106 contributions for public transport improvements.</p> <p>Colwick Industrial Estate employment area is within 30 minutes travel time by public transport and cycling.</p> <p>The site is not within 400 metres of Gedling and Mapperleys Plains shopping centres, however it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre.</p> <p>The bus services provide connectivity to existing businesses within the main built up area of Nottingham (including Carlton).</p>	<p>Considered as part of the planning application process.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site adjoins the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains and on loop road towards Nottingham.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.51 ha), medium risk of flooding from surface water (1.03 ha) and low risk of flooding from surface water (2.61 ha).</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space (Gedling Country Park).</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 land so there would not be a loss of open space.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Gedling Colliery Green Space (MN013). The landscape condition is moderate and the character strength of the area is weak. The overall landscape strategy is to 'enhance and restore'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>	0	<p>The Preferred Approach Heritage Assets Assessment (2022) did not cover this site.</p> <p>This site has not been assessed as it has planning permission for residential and employment development.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The current use of the site is landfill waste disposal.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	

Broad area: G10 Burton Joyce Extension

G10.1PA Colwick Loop Road, Burton Joyce

Comprised of sites:

- G10.1PA Colwick Loop Road, Burton Joyce
 - G10.1 Colwick Loop Road, Burton Joyce

Factors	Details
SHLAA reference	G1222.
Size	24.40 ha.
No of dwellings/ estimated employment floorspace	488 homes based on 20 dph of Policy LPD 33 in the Local Planning Document.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity on site is 488 homes based on 20 dph of Policy LPD 33 in the Local Planning Document. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres 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>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Burton Joyce.</p> <p>The site is not within 400 metres of Burton Joyce shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is The Lambley Lane Surgery and The Apple Tree Medical Practice (The Ivy Medical Group) in Burton Joyce. There is a pharmacy (Boots) within Burton Joyce shopping centre. The site is within 30 minutes travel time by public transport, walking or cycling to Burton Joyce shopping centre.</p> <p>The site is within 400 metres walking distance of protected open space.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion</p> <p>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>There is Burton Joyce Library within the Burton Joyce shopping centre. The site is not within 400 metres of Burton Joyce shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is Burton Joyce & Bulcote Village Hall within the village. The closest schools to the site are in Carlton and there are two schools Carlton le Willows Academy and Willow Farm Primary School within 30 minutes travel time by public transport and cycling Carlton le Willows Academy. Willow Farm Primary School is within 30 minutes travel time by walking.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins the main built up area of Burton Joyce to the south-west.</p> <p>There are bus stops on Nottingham Road for the following bus services no. 26, no. 26A and no. N26 which they all from Nottingham to Southwell.</p> <p>There is no employment area in Burton Joyce. Victoria Retail Park is within 30 minutes travel time by public transport, walking and cycling. There is bus service (26) from the site.</p> <p>Part of the employment area on the Teal Close site, which is on the no. 26 bus route, was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>The site has frequent bus services to retail centres in Nottingham. The bus services provide connectively to existing businesses within the main built up area of Nottingham (including Carlton).</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is located near the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham.</p> <p>Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rending facility.</p>	<p>Easy pedestrian access to Burton Joyce railway station.</p> <p>Rail service into Nottingham.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 falls within EA Flood Zone 2 (18.08 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Site falls within area susceptible to groundwater flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>Site adjoins a protected open space.</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 land so there would not be a loss of open space.</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>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Stoke Bardolph Village Farmlands (TW PZ 5). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) states this site comprises three flat field, bounded by mature/unmanaged hedgerows within it and adjacent to the A612 and by the railway, giving a sense of enclosure and separation both from the floodplain/Trent valley but also from the settlement. The study area has a low landscape value despite its medium landscape and scenic quality, but the site's position as open land between existing settlements increases susceptibility. Overall, the study area has a low medium sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the settlement location and the containment of the site through its boundary vegetation. Overall, the study area is considered to</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			have a low visual sensitivity to development of the site.	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states there would be some low level impact to the setting of the grade II Listed Gedling House located to the north east however considerable development including the new Gedling Access Road (known as Colliery Way) has already impacted negatively on the setting of the Gedling House. Avoiding housing to the south west part of the site would help to retain a more open and rural landscape setting to Gedling House.</p>	<p>Leave the south western portion of the site as green space and introduce boundary tree planting along the north and north west borders of the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

Broad area: G11 Netherfield Extension

G11.1PA Land to east of Teal Close

Comprised of sites:

- G11.1PA Land to east of Teal Close
 - G11.1 Land to east of Teal Close

Factors	Details
SHLAA reference	G1262.
Size	87.75 ha.
No of dwellings/ estimated employment floorspace	1,110 homes.
Existing Use	Agricultural land.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 1,110 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Netherfield.</p> <p>The site is not within 400 metres of Netherfield shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The adjacent site Teal Close has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	Ensure development enhances connectivity with new local centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery Netherfield Medical Centre in Netherfield. Victoria Retail Park has a pharmacy (Boots) which is within 30 minutes travel time by public transport, walking and cycling. The adjacent site Teal Close has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800). The proposed ecology park adjoins this site. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>The nearest library is Burton Joyce Library which is within 30 minutes travel time of public transport and cycling. Carlton Library is within 30 minutes travel time of public transport and cycling to the site. There are two community centres within 30 minutes travel time of public transport and cycling: St George's Community Centre in Netherfield and Burton Joyce & Bulcote Village Hall in Burton Joyce. St George's Community Centre is within 30 minutes walking distance. The nearest school to the site is Rivendell Flying High Academy built on the adjacent Teal Close site (and opened in September 2022).</p> <p>The adjacent site Teal Close has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins main built up area of Carlton including the new development currently under construction (Teal Close) to the west.</p> <p>There are bus stops on Stoke Lane for the bus service L75 which runs from Burton Joyce to Netherfield.</p> <p>The adjacent Teal Close site has outline planning permission for residential development, employment uses and other uses (2013/0546). This permission includes s106 contributions for travel plan monitoring and improvements to bus services to ensure that the development is accessible by public transport.</p> <p>Part of the employment area on the adjacent Teal Close site was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>Victoria Retail Park is within 30 minutes travel time by public transport, walking and cycling.</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is located near the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham.</p> <p>Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rending facility.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 falls within EA Flood Zones 2 (77.27 ha) and 3 (22.80 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of low risk of flooding from surface water (0.44 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	-	It is expected that the site would meet the biodiversity net gain requirements.	Avoid developing in close proximity to the nearby Local Wildlife Sites.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		Site adjoins two Local Wildlife Sites 5/210 Netherfield Dismantled Railway Sidings and 2/379 Netherfield Pits and Netherfield Lagoons Local Nature Reserve. The adjacent site Teal Close has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800). The proposed ecology park adjoins this site.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	Protect and enhance green infrastructure provision.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Site adjoins a protected open space.	Retain where possible and enhance trees and hedgerows within the site.
	Will the site include the provision of on-site or off-site open space?		No indication at this stage if offsite or onsite open space would be provided.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site involve the loss of existing open space?		The current use of the site is agricultural land so there would not be a loss of open space.	
	Will the site improve the underused or undervalued open space?			

<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Stoke Bardolph Village Farmlands (TW PZ 5) and a small portion of the site lies within the Stoke Lock Meadowlands (TW PZ 51). For the Stoke Bardolph Village Farmlands (TW PZ 5) the landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. For the Stoke Lock Meadowlands (TW PZ 51) the landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p> <p>The Greater Nottingham Growth Options Study (2022) states the site has high potential for strategic growth. It feels like an extension to Nottingham, but the character in and immediately around the site is already affected by the sewage works and recent urban development and the only accesses to the site are from more urban</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>areas (Netherfield and Burton Joyce). There is the potential to connect into Netherfield Lagoons LNR. The River Trent potentially forms a better defensible boundary to the east, which could incorporate a landscape buffer / extension to the nature reserve.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>The Preferred Approach Heritage Assets Assessment (2022) states the north western boundary adjoins the small village of Stoke Bardolph and would be within 0.5 km by road distant from the Grade II Listed Lowes Farmhouse. Other non-designated heritage assets are closer including 22 Stoke Lane which is in close proximity to the site boundary, 27/28 Stoke Lane, 35/37 Stoke Lane, Stoke House and St Lukes Church. The significance of the designated and non-designated heritage assets are farmhouses, workers cottages and church in a small linear village located within a rural setting. There would be harm to the setting of the non- designated heritage assets with Stoke Bardolph and the Grade II Listed Lowes Farmhouse through encroachment to the approach in to Stoke Bardolph from the west.</p> <p>Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact.</p>	<p>That part of the north west field and the northern and north east fields adjacent to St Lukes Way on its south side enclosed by hedgerows and closest to the village of Stoke Bardolph remains undeveloped in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage assets there.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

G11.2PA Teal Close

Comprised of sites:

- G11.2PA Teal Close
 - G11.2 Teal Close
 - GBC-EMP-07 Teal Close (employment)

Factors	Details
SHLAA reference	G782.
Size	64.69 ha.
No of dwellings/ estimated employment floorspace	Total 807 homes. As at 31 March 2022, 228 homes have been built. 579 homes remaining. Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). Unit 1 and trade park comprising 7,686 sq. m (trade park element is 4,905 sq. m of B8 and unit 1 is 2,782.4 sq. m for B1, B2 and B8). The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses. Total 10,312 sq. m.
Existing Use	Agricultural land. Now under construction for residential and employment uses.

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	<p>++</p>	<p>The site is currently allocated for 830 homes and employment use in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2022, 228 homes have been built.</p> <p>The site would provide housing which contribute to meeting housing need.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	+	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for employment uses (up to 18,000 square metres), residential development and other uses (2013/0546).</p> <p>472 jobs based information provided on outline planning permission 2013/0456.</p> <p>Part of the employment area (3.4 ha) was built in September 2014 (reserved matters 2019/0614). Unit 1 and trade park comprising 7,686 sq. m (trade park element is 4,905 sq. m of B8 and unit 1 is 2,782.4 sq. m for B1, B2 and B8). New jobs have been created for unit 1 and trade park. The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses. Total 10,312 sq. m.</p> <p>No local labour agreement for the site.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for employment uses (6.45 ha), residential development and other uses (2013/0546).</p> <p>Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>The site includes a new primary school (2019/0131) and does not include mixed live-work units.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for retail centre, employment uses, residential development and other uses (2013/0546).</p> <p>The site is not within 400 metres of Netherfield shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>There would be no loss of a town centre use or mixed use.</p>	Ensure development enhances connectivity with new local centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a doctor surgery Netherfield Medical Centre in Netherfield. Victoria Retail Park has a pharmacy (Boots) which is within 30 minutes travel time by public transport, walking and cycling.</p> <p>The site is currently allocated for employment use and 830 homes in the Aligned Core Strategy and has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800).</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	<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>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion</p> <p>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>The nearest library is Burton Joyce Library which is within 30 minutes travel time of public transport and cycling. Carlton Library is within 30 minutes travel time of public transport and cycling to the site. There are two community centres within 30 minutes travel time of public transport and cycling: St George's Community Centre in Netherfield and Burton Joyce & Bulcote Village Hall in Burton Joyce. St George's Community Centre is within 30 minutes walking distance. A new school Rivendell Flying High Academy is now built on site (and opened in September 2022).</p> <p>The site has reserved matters consent (2019/0613) for a local centre comprising of public house, commercial/retail terrace and childrens day nursery.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<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 adjoins main built up area of Carlton.</p> <p>There are bus stops on Stoke Lane for the bus service L75 which runs from Burton Joyce to Netherfield.</p> <p>The site has outline planning permission for residential development, employment uses and other uses (2013/0546). This permission includes s106 contributions for travel plan monitoring and improvements to bus services to ensure that the development is accessible by public transport.</p> <p>Part of the employment area on site was built in September 2014. The remainder part of the employment area has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses.</p> <p>Victoria Retail Park is within 30 minutes travel time by public transport, walking and cycling.</p>	<p>Considered as part of the planning application process.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change 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	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is located near the Nottingham Urban Area agglomeration zone. The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on loop road towards Nottingham. Proposals for development in the Trent Valley will also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rendering facility.	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality 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 falls within EA Flood Zones 2 (52.80 ha) and 3 (17.81 ha).</p> <p>River Trent is close to the site and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.10 ha), medium risk of flooding from surface water (0.18 ha) and low risk of flooding from surface water (1.46 ha).</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<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>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>The site has outline planning permission for public open space playing pitches and changing facilities, public open space, allotments and an ecology park (2013/0546). Reserved matters for playing pitches, a NEAP and public open space and an ecology park was approved in March 2018 (2017/0800).</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 land so there would not be a loss of open space.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	+	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Stoke Bardolph Village Farmlands (TW PZ 5). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'.</p> <p>The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) did not cover this site.</p>	Considered as part of the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</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>	0	<p>The Heritage Assessment (2022) did not cover this site.</p> <p>This site has not been assessed as it has planning permission for residential and employment development.</p>	<p>Considered as part of the planning application process.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management 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>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.</p>	

Equality Impact Assessment

September 2024



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1. Introduction

- 1.1. An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody". This Equality Impact Assessment assesses the impact of the policies and strategic allocations within the Greater Nottingham Strategic Plan – Publication Version, with the aim of removing or minimising disadvantages, meeting the needs of people with protected characteristics and encouraging people with protected characteristics to participate in public life.
- 1.2. The Publication Version of the Strategic Plan includes proposed policies and strategic allocations in a wide range of areas across Greater Nottingham. To make sure that the policies and strategic allocations selected meet the needs of all members of the community it is important to use the Equality Impact Assessment to identify potential discrimination and opportunities to promote equality.

The Equalities Act 2010¹

- 1.3. The Equalities Act replaces previous anti-discrimination laws with a single Act. It simplifies the law, removing inconsistencies, making it easier for people to understand and comply to. It also strengthens the law in important ways to help tackle discrimination and equality. The majority of the Act came into force in October 2010.
- 1.4. The public sector Equality Duty² came into force in April 2011. The Duty ensures that all public bodies play their part in making society fairer by tackling discrimination and providing equality of opportunity for all. It ensures that public bodies consider the needs of all individuals in their day-to-day work – in shaping policy, in delivering services and in relation to their own employees.
- 1.5. The Equality Duty encourages public bodies to understand how different people will be affected by their activities so that policies and services are appropriate and accessible to all and meet different people's needs. By understanding the effect of their activities on different people, and how inclusive public services can support and open up people's opportunities, public bodies are better placed to deliver policies and services that are efficient and effective.
- 1.6. The general duty requires public authorities, in the exercise of their functions, to have due regard to the need to:

¹ <https://www.legislation.gov.uk/ukpga/2010/15/contents>

² <https://www.legislation.gov.uk/uksi/2011/2260/contents/made>

- eliminate unlawful discrimination, harassment, victimisation and any other unlawful conduct prohibited by the Equality Act;
- advance equality of opportunity between people who share and people who do not share a relevant protected characteristic; and
- foster good relations between people who share and people who do not share a relevant protected characteristic.

1.7. The Equality Act explains that the second aim (advancing equality of opportunity) involves, in particular, having due regard to:

- remove or minimise disadvantages suffered by people due to their relevant protected characteristics;
- take steps to meet the different needs of people who share a relevant protected characteristic;
- encourage participation in public life or any other activity by underrepresented groups; and
- take steps to meet the different needs of disabled persons.

1.8. The Equality Act identifies personal characteristics that might lead people to experience discrimination and inequality, called the 'protected characteristics'. These characteristics are:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation
- marriage and civil partnership

1.9. Marriage and civil partnership is a protected characteristic but not a 'relevant' one. This means it should be considered only in relation to the first aim of the general duty (eliminating discrimination).

1.10. In common with many Councils around the Country, Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council have determined that Care Experience (i.e. children in care, or those that have left care) should be treated as a Protected Characteristic, through a motion passed in July 2023, January 2023 and September 2023 respectively. It is understood that Gedling map propose a similar motion in the future.

- 1.11. Accordingly, this appraisal also includes assessment how policies affect this protected characteristic at section 3 below.

Greater Nottingham Strategic Plan

- 1.12. The Councils of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe agreed to work on a joint Strategic Plan to replace their existing Core Strategies. The Councils have a statutory duty to update their Local Plan's to ensure that the policies remain relevant and effectively address the needs of the communities.
- 1.13. However, prior to a draft version of the Strategic Plan being consulted, Erewash departed from the joint work to undertake an individual Core Strategy Review. Broxtowe, Gedling, Nottingham City and Rushcliffe continued to work together on the Strategic Plan.
- 1.14. Broxtowe, Gedling, Nottingham City and Rushcliffe have previously consulted on the Greater Nottingham Strategic Plan Growth Options document in July 2020 and February 2021, the Greater Nottingham Strategic Plan Preferred Approach in January/February 2023, and more recently on the Greater Nottingham Strategic Plan: Distribution and Logistics Preferred Approach in September-November 2023. The Councils have produced a Report of Consultation Responses: Growth Options (February 2022)³ and a Preferred Approach: Response to the Growth Options Consultation (December 2022)⁴.
- 1.15. The Councils have now prepared the Greater Nottingham Strategic Plan Publication Version. The Publication Version details the proposed policies for the area and includes strategic allocations for the four Councils, which will help to meet their housing and employment needs.

Aims and Objectives

- 1.16. The main objective of the Equality Impact Assessment (EIA) is to assess the potential impact of the policies in the Publication Version of the Strategic Plan on different groups and communities within the Greater Nottingham Area.
- 1.17. Equalities considerations have informed the Councils overall approach through the plan-making process. An Equalities Impact Assessment for each policy is set out in Chapter 3 of this report, with due consideration being made to the nine protected characteristics and the three aims of the general duty.

³ <https://www.gnplan.org.uk/media/merfagvt/report-of-responses-final.pdf>

⁴ [preferred-approach-response-to-the-growth-options-consultation-1.pdf \(gnplan.org.uk\)](https://www.gnplan.org.uk/media/merfagvt/preferred-approach-response-to-the-growth-options-consultation-1.pdf)

Methodology

- 1.18. The Equality Act identifies equality in terms of people's 'protected characteristics'. Equality is now looked at in terms of certain headings, and the impacts of the proposed policies and strategic allocations of the Publication Version of the Strategic Plan are assessed against these.

2. Evidence Gathering

- 2.1. This section of the Equalities Impact Assessment pulls together the headline statistics relevant to each of the protected characteristics identified. The following sources of information have been used and are referred to where appropriate:
- Census data⁵; and
 - National Statistics⁶.
- 2.2. Using the information gathered from the sources listed above, the following gives a profile of what is known about each of the equality categories in the Greater Nottingham Area.

Population, Age and Gender Profile

- 2.3. According to the 2021 Census, the population within the Greater Nottingham Area is 670,912. Broxtowe has the lowest population and Nottingham City has the highest population of the four Greater Nottingham Councils.

Area	Population
Broxtowe	110,940
Gedling	117,263
Nottingham City	323,632
Rushcliffe	119,077
Greater Nottingham	670,912
England	56,490,048

Table 2.1 - Source Census 2021

- 2.4. The 2021 Census indicates that of the 670,912 residents within the Greater Nottingham Area, 328,629 (49.0%) were male and 342,283 (51%) were female. This reflects the national averages.
- 2.5. The age profile of the Greater Nottingham Area, as shown below in Table 2.2, indicates that the area has a lower proportion of residents who are over 65 years of age (16.9%) when compared to England (18.4%). Conversely, the Greater Nottingham Area has a higher proportion of younger residents between 16 and 34 (29%) when compared to England (24.2%).

⁵ <https://www.nomisweb.co.uk/>

⁶ <https://www.ons.gov.uk/>

- 2.6. However, when Nottingham City is removed from consideration, the age profile significantly alters. Broxtowe, Gedling and Rushcliffe have a higher proportion of residents who are over 65 years of age (21.7%) when compared to England (18.4%). Additionally, Broxtowe, Gedling and Rushcliffe have a lower proportion of younger residents between 16 and 34 (21.3%) when compared to England (24.2%).
- 2.7. This indicates that within Nottingham City, there is a significantly larger proportion of younger residents than older residents, compared to the other three Councils within the Greater Nottingham Area, who in turn have a larger proportion of older residents than younger residents.

Age	Greater Nottingham		England
	Number	%	%
Aged 0 to 4	34,939	5.2	5.4
Aged 5 to 9 years	38,889	5.8	5.9
Aged 10 to 15 years	46,041	6.9	7.2
Aged 16 to 19 years	42,395	6.3	4.6
Aged 20 to 24 years	61,609	9.2	6
Aged 25 to 34 years	90,398	13.5	13.6
Aged 35 to 49 years	122,802	18.3	19.4
Aged 50 to 64 years	120,619	18.0	19.4
Aged 65 to 74 years	60,310	9.0	9.8
Aged 75 to 84 years	37,397	5.6	6.1
Aged 85 years +	15,508	2.3	2.4

Table 2.2- Source Census 2021

- 2.8. In March 2020 the Office for National Statistics released 2018-based population projections to 2043. The projections take into account births, deaths and migrations, but are based on past trends. As such, they do not take into account the capacity of the Greater Nottingham Area to accommodate an increase in population, or policy decisions made by the Greater Nottingham Councils that influence population numbers, so should be used as indicative rather than as a

prediction of the future population. The next data release on population projections is anticipated for March 2025.

- 2.9. The population within the Greater Nottingham Area is projected to increase from 679,798 in 2014 to 751,662 in 2041 (the end of the Strategic Plan period), an increase of 71,864 (10.6%), and to 756,097 by 2043, an increase of 76,299 (11.2%). The increases projected for England are 9.6% by 2041 and 10.3% by 2043.
- 2.10. Looking at the average pay in the Greater Nottingham Area, full time female workers are paid less than full time male workers, a trend which is reflected across the geographical areas. Male full time workers in Greater Nottingham earn more compared to male full time workers in Nottinghamshire and the East Midlands. Similarly, female full time workers in Greater Nottingham earn more compared to female full time workers in Nottinghamshire and the East Midlands. However, the average male full time worker and female full time worker in England earns more than those within the Greater Nottingham Area.

Area	Male Full Time Workers (Weekly Wage)	Female Full Time Workers (Weekly Wage)	Full Time Workers (Weekly Wage)
Greater Nottingham Area	818.9	681.2	766.8
Nottinghamshire	787.2	679.5	746.4
East Midlands	794.9	654.3	740.1
England	869.7	729.0	812.4

Table 2.3 - Source Office for National Statistics 2023

Race and Ethnicity

- 2.11. A majority of residents within the Greater Nottingham Area identify themselves as white British (71.9%). This is lower than the average of Nottinghamshire (88.4%). However, when looking at Nottingham City independently, 57.3% of residents identify themselves as white British. This indicates that residents have a diverse range of ethnicities within Nottingham City, compared to the other Greater Nottingham Councils.
- 2.12. The second largest ethnic group in the Greater Nottingham Area are those with an Asian ethnicity. However, this group only totalled 9.8% of Great Nottingham's population. Other ethnicity groups make up a small percentage of the population, either 5% or less.

Ethnic Group		Greater Nottingham		Nottinghamshire	
		Number	%	Number	%
Total Asian, Asian British or Asian Welsh		65,676	9.8	24,523	3.0
	Asian, Asian British or Asian Welsh: Bangladeshi	2,570	0.4	888	0.1
	Asian, Asian British or Asian Welsh: Chinese	6,924	1.0	3,890	0.5
	Asian, Asian British or Asian Welsh: Indian	19,131	2.9	10,344	1.3
	Asian, Asian British or Asian Welsh: Pakistani	25,865	3.9	5,013	0.6
	Asian, Asian British or Asian Welsh: Other Asian	11,186	1.7	4,388	0.5
Total Black, Black British, Black Welsh, Caribbean or African		37,852	5.6	9,932	1.2
	Black, Black British, Black Welsh, Caribbean or African: African	21,469	3.2	5,255	0.6
	Black, Black British, Black Welsh, Caribbean or African: Caribbean	11,522	1.7	3,268	0.4
	Black, Black British, Black Welsh, Caribbean or African: Other Black	4,861	0.7	1,409	0.2
Total Mixed or Multiple ethnic groups		29,315	4.4	17,103	2.1
	Mixed or Multiple ethnic groups: White and Asian	6,251	0.9	4,601	0.6
	Mixed or Multiple ethnic groups: White and Black African	3,055	0.5	1,806	0.2
	Mixed or Multiple ethnic groups: White and Black Caribbean	14,526	2.2	7,203	0.9
	Mixed or Multiple ethnic groups: Other Mixed or Multiple ethnic groups	5,483	0.8	3,493	0.4

Ethnic Group		Greater Nottingham		Nottinghamshire	
Total White		523,811	78.1	767,224	93.0
	White: English, Welsh, Scottish, Northern Irish or British	482,144	71.9	729,289	88.4
	White: Irish	4,793	0.7	4,019	0.5
	White: Gypsy or Irish Traveller	368	0.1	732	0.1
	White: Roma	1,291	0.2	564	0.1
	White: Other White	35,215	5.2	32,620	4.0
Total Other ethnic group		14,262	2.1	6,038	0.7
	Other ethnic group: Arab	4,726	0.7	1,554	0.2
	Other ethnic group: Any other ethnic group	9,536	1.4	4,484	0.5

Table 2.4 -Source Census 2021

- 2.13. Given the significant proportion of residents with white British ethnicity and the limited number of those from minority groups, the Greater Nottingham area is not particularly diverse. However, the area does have a higher population of those from minority groups when compared to Nottinghamshire.

Disabled People

- 2.14. Data from the 2021 Census shows that 122,332 people (18.2%) of the population in Greater Nottingham are recognised as disabled under the Equality Act. Furthermore, the data shows that 51,433 people (7.7%) are recognised as disabled under the Equality Act with a disability that limits their daily activities a lot. A further 70,899 (10.6%) are recognised as disabled under the Equality Act with a disability that limits their daily activities a little. These are similar to the percentages for England which are 7.3% (limits daily activities a lot) and 10% (limits daily activities a little).

Sexual Orientation

- 2.15. The 2021 Census provides data on the sexual orientation of the population. Within the Greater Nottingham Area, 8% of the population did not provide a response. Of the people that did respond, a majority identified as straight or heterosexual (88.2%), which is similar to that of England (89.4%).
- 2.16. For those who did not identify as straight or heterosexual, the majority identified as bisexual (1.9%), which differs to England, where the majority identified as gay or lesbian.

Sexual Orientation	Greater Nottingham		England
	Number	%	%
Straight or Heterosexual	485,969	88.2	89.4
Gay or Lesbian	8,668	1.6	1.5
Bisexual	10,206	1.9	1.3
Pansexual	785	0.1	0.1
Asexual	509	0.1	0.1
Queer	229	0.0	0.0
All other sexual orientations	700	0.1	0.2
Not answered	43,978	8.0	7.5

Table 2.5 - Source Census 2021

Gender Identity

- 2.17. The 2021 Census provides data on the gender identity of the population. Within the Greater Nottingham Area, 6.6% of the population did not provide a response. Of the people that did respond, a majority identified their gender as the same as their sex registered at birth (92.8%), which is similar to that of England (93.5%).
- 2.18. For those residents who did not identify their gender as the same as their sex registered at birth, there is a relatively even split between the other identities.

Gender Identity	Greater Nottingham		England
	Number	%	%
Gender identity the same as sex registered at birth	511,435	92.8	93.5
Gender identity different from sex registered at birth but no specific identity given	1,369	0.2	0.2
Trans woman	565	0.1	0.1
Trans man	606	0.1	0.1
Non-binary	540	0.1	0.1

Gender Identity	Greater Nottingham		England
	Number	%	%
All other gender identities	259	0.0	0.0
Not answered	36,271	6.6	6.0

Table 2.6 - Source Census 2021

Legal Partnership Status

- 2.19. The 2021 Census provides data on the legal partnership status of the population. Within the Greater Nottingham Area, the majority identified as never married or registered a civil partnership (44.2%) or identified as married or registered in a civil partnership (39.9%). This is the opposite to England, where the majority identified as married or registered in a civil partnership (44.7%) or identified as never married or registered a civil partnership (37.9%)

Legal Partnership Status	Greater Nottingham		England
	Number	%	%
Never married and never registered a civil partnership	243,779	44.2	37.9
Married or in a registered civil partnership	219,726	39.9	44.7
Separated, but still legally married or still legally in a civil partnership	11,267	2.0	2.2
Divorced or civil partnership dissolved	45,370	8.2	9.1
Widowed or surviving civil partnership partner	30,898	5.6	6.1

Table 2.7 - Source Census 2021

Religion/Belief

- 2.20. The 2021 Census showed that the dominant religion in Greater Nottingham is Christian, with low proportions of people with a Muslim faith, Sikh faith and Hindu faith. The percentage of residents of other faiths is however lower than across England.
- 2.21. While religion is often linked to ethnic background, it is important to note that this is not automatically true. However, the religious make-up of the population does follow a similar pattern to the ethnic background within Greater Nottingham.

Religion	Greater Nottingham		England
	Number	%	%
No religion	294,166	43.8	36.7
Christian	261,009	38.9	46.3
Buddhist	2,912	0.4	0.5
Hindu	9,248	1.4	1.8
Jewish	1,441	0.2	0.5
Muslim	47,240	7.0	6.7
Sikh	7,266	1.1	0.9
Other religion	3,940	0.6	0.6
Not answered	43,690	6.5	6.0

Table 2.8 - Source Census 2021

3. Analysis of Policies

Local Plan Policy	Protected characteristics – does the policy or strategic allocation effect the characteristic in a positive, neutral or negative way?										Explanation, Evidence and Mitigation
	Age	Disability	Gender Reassignment	Pregnancy and Maternity	Race	Religion or Belief	Sex	Sexual Orientation	Marriage and Civil Partnership	Care Experience	
Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Policy 1 ensures that all future development in the Greater Nottingham Area will aim to incorporate sustainable design, mitigate or adapt to climate change, reduce carbon emissions and reduce flood risk. The policy is written positively and is expected to affect all groups and communities in a positive manner, as it will ensure mitigation and adaption to climate change, providing a sustainable and greener living environment for all.

Policy 2: Spatial Strategy	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 2 sets out the key principles of sustainable development in the Greater Nottingham Area for the next 18 years. The policy is written positively and there is no discrimination of any of the protected characteristics.
Policy 3: Approach to Housing Need	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 3 sets out the housing target for the Greater Nottingham Area and the strategic housing allocations that will deliver new homes within the plan period 2023-2041. The policy is written positively and there is no discrimination of any of the protected characteristics.
Policy 4: Green Belt	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 4 sets out the principle of the Nottingham Derby

												Green Belt. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.
Policy 5: Employment Provision and Economic Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 5 aims to ensure an attractive and flexible supply of employment land is available to deliver the strategy for economic prosperity, job growth and inward investment. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.
Policy 6: Nottingham City Centre	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Policy 6 sets out the plan to improve the quality, vitality and vibrancy of Nottingham City

											Centre to ensure it can operate effectively in the long term. It ensures the creation of an inclusive, safe and healthy City Centre that is accessible to all. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.
Policy 7: Role of Town and Local Centres	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 7 details the hierarchy of centres and sets out the plan to improve the quality, vitality and vibrancy of the town and local centres to ensure they can operate effectively in the long term. The policy is written positively and there is no negative discrimination towards any of the

											protected characteristics.
Policy 8: Housing Size, Mix and Choice	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 8 sets out that new housing in the Greater Nottingham Area should provide a mix of housing tenures, types and sizes. The policy is written positively and there is no negative discrimination of any of the protected characteristics. The policy is expected to have a positive impact on the age and disability characteristic because the policy encourages the delivery of a mix of market and affordable housing and specialist housing for older people and disabled persons across the Greater Nottingham Area.

<p>Policy 9: Gypsies, Travellers and Travelling Showpeople</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Positive</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Policy 9 sets out principles to support additional accommodation needs of Gypsies and Travellers and Travelling Show People on existing and proposed sites in the Greater Nottingham Area. The policy is written positively and there is no negative discrimination of any of the protected characteristics. Policy 9 is expected to have a positive impact on the race characteristic, as the policy addresses the needs of a specific race/group of individuals.</p>
<p>Policy 10: Design and Enhancing Local Identity</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Policy 10 sets out principles that require development to achieve high quality design in</p>

												terms of place making, buildings and landscaping. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 11: The Historic Environment	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 11 sets out the principle that Greater Nottingham's historic environment is an asset of significant cultural, social and economic value, which should be protected. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 12: Local Services and	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Policy 12 sets out principles that will support proposals

Healthy Lifestyles											which deliver appropriately located community facilities. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will provide community facilities that can be utilised by all in the Greater Nottingham Area.
Policy 13: Culture, Tourism and Sport	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Policy 13 promotes the protection and enhancement of cultural, tourism and sporting facilities in order to provide a range of quality, accessible and safe facilities to encourage healthier, active lifestyles and to support the economic development of the area. The policy is written positively and is

											expected to affect all equalities groups in a positive manner, as it will provide publicly accessible and a broad range of facilities to all in the Greater Nottingham Area.
Policy 14: Managing Travel Demand	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Policy 14 seeks to increase the provision of efficient, safe and sustainable public transport networks that offer a range of transport choices for the movement of all people and goods in the Greater Nottingham Area. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure appropriate provision of sustainable transport networks for all.

<p>Policy 15: Transport Infrastructure Priorities</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Policy 15 seeks to ensure all development in the Greater Nottingham Area is supported by appropriate on-site and off-site transport infrastructure. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure appropriate provision of transport infrastructure for all.</p>
<p>Policy 16: Blue and Green Infrastructure and Landscape</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Positive</p>	<p>Policy 16 sets out the principle that green and blue infrastructure should be protected, and where appropriate, improved and extended. Policy 16 is expected to provide a quality and accessible network of better connected green</p>

											and blue spaces that enhance visual amenity, biodiversity, landscape, productivity and enable healthy lifestyles. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure improved green and blue infrastructure for all.
Policy 17: Biodiversity and the Ecological Network	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 17 sets out the principle that biodiversity within the Greater Nottingham Area should be protected and enhanced. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Policy 18: Infrastructure and Developer Contributions	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	<p>Policy 18 seeks to ensure that the Greater Nottingham Councils, working alongside neighbouring Local Authorities and infrastructure partners, deliver the necessary infrastructure in proportion to the proposed growth in the Greater Nottingham Area in a timely manner. The policy also sets out how developer contributions for new or improved infrastructure to support development will be sought. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure the appropriate provision of infrastructure</p>

												across the Greater Nottingham Area.
Strategic Allocations												
Policy 19: Strategic Allocation Boots Site	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 19 sets out key principles that will support the delivery of a mixed use development at the Boots Site. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 20: Strategic Allocation Field Farm	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 20 sets out key principles that will support the delivery of housing at Field Farm. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

<p>Policy 21: Strategic Allocation Toton and Chetwynd Barracks</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Policy 21 sets out key principles that will support the delivery of a mixed use development at Toton and Chetwynd Barracks. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.</p>
<p>Policy 22: Strategic Allocation Former Bennerley Coal Disposal Point</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Policy 22 sets out key principles that will support the delivery of logistics and distribution development at the former Bennerley Coal Disposal Point. The policy is written positively and there is no positive or negative discrimination of any of the</p>

											protected characteristics.
Policy 23: Strategic Allocation Top Wighay Farm	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 23 sets out key principles that will support the delivery of a mixed use development at Top Wighay Farm. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 24: Strategic Allocation Former Stanton Tip	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 24 sets out key principles that will support the delivery of a mixed use development at the former Stanton Tip. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Policy 25: Strategic Allocation Broad Marsh	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 25 sets out key principles that will support the delivery of a mixed use development at the Broad Marsh. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 26: Strategic Allocation Melton Road	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 26 sets out key principles that will support the delivery of a mixed use development at Melton Road. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 27: Strategic Allocation Land	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 27 sets out key principles that will support the delivery of a

North of Bingham												mixed use development at Land north of Bingham. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 28: Strategic Allocation Former RAF Newton	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 28 sets out key principles that will support the delivery of a mixed use development at the Former RAF Newton. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 29: Strategic Allocation Former Cotgrave Colliery	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 29 sets out key principles that will support the delivery of a mixed use development at

												the Former Cotgrave Colliery. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 30: Strategic Allocation South of Clifton	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 30 sets out key principles that will support the delivery of a mixed use development at South of Clifton. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.
Policy 31: Strategic Allocation East of Gamston	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 31 sets out key principles that will support the delivery of a mixed use development at East of Gamston. The policy is written positively

												and there is no positive or negative discrimination of any of the protected characteristics.
Policy 32: Strategic Allocation Ratcliffe on Soar Power Station	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy 32 sets out key principles that will support the delivery of employment, logistics and distribution development at Ratcliffe on Soar Power Station. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

- 3.1. In addition to the 10 protected characteristics above, in line with the agreed standards across the Core City Councils and the Equality Framework for Local Government, as well as the agreed standard for all Nottingham City Council Equality Impact Assessments, other characteristics (E.g. cohesion/good relations, vulnerable children/adults) and socio-economic background (e.g. financial vulnerability) has also been considered. Similarly, to the 10 protected characteristics, the policies have a neutral impact, apart from policies 1, 5, 7, 8, 12-16 and 18 which have a positive impact.

4. Conclusions

- 4.1. Subject to representations made on this Equalities Impact Assessment during the consultation of the Publication Version of the Greater Nottingham Strategic Plan, it is concluded that the proposed policies and strategic allocations would overall have a neutral or positive impact on groups that have protected characteristics.

- 4.2. No further assessment of the proposed planning policies and strategic allocations is required. However, should comments on the Publication Version of the Strategic Plan indicate that individual groups may be affected by a proposed policy or a strategic allocation, the assessment will be reviewed and if necessary, mitigation measures incorporated within the Greater Nottingham Strategic Plan.

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Name of project, policy, function, service or proposal being assessed:	Greater Nottingham Strategic Plan			
The main objective of (<u>please insert the name of accessed document stated above</u>):	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) and to put in place a Local Development Document (Local Plan). 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).			
What impact will this (please insert the name) have on the following Please read guidance before completing.				
Category	Negative	Positive	No impact/ Negligible change	Mitigation/ Comments
Behaviour & Culture Change		Positive		The Plan includes the key objective of Environmentally responsible development addressing climate change : to reduce the causes of climate change and to minimise its impacts, by locating development where it can be accessed by

				<p>sustainable transport; requiring environmentally sensitive design and construction; reducing the risk of flooding; conserving and improving water quality; contributing to carbon neutrality; and addressing air, noise and other types of pollution.</p> <p>Publication of the Plan will allow for the increase in awareness of climate change through communication and engagement including with local communities. All comments made through the process will be assessed to help shape the final Plan.</p> <p>The Plan is being prepared with the Greater Nottingham Partnership who are leading authorities on climate change and</p>
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			<p>will be used to determine the overall scale and broad location for different types of development and strategy for achieving sustainable development over the long term. The Plan covers Broxtowe, Gedling, Nottingham City and Rushcliffe.</p> <p>Based on a sound evidence-based approach to addressing impacts from climate change through planning policy, the Plan will be implemented by a range of public and private bodies, developers and community groups who have the necessary skills and resources to deliver and capacity to build new skills and knowledge.</p>
<p>Built Environment</p>		<p>Positive</p>	<p>Policies have a direct effect on how buildings are to be constructed.</p>

				<p>Climate Change Policy 1 requires residential and non residential to achieve net zero regulated operational carbon status through a mixture of improvements to the fabric of the building and use of onsite renewable energy.</p> <p>All major developments will also be required to complete whole life carbon assessments to limit embodied carbon use.</p> <p>Policy 1 and Policy 10 also set out key principles for addressing climate impact through mitigation by design for example orientation to achieve solar gain and for adaptation to future changes in climate. These policies have been subject to</p>
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				<p>comprehensive Sustainability Appraisal as required by legislation. However, it must be acknowledged that these developments will result in a carbon impact due to embodied carbon.</p>
<p>Transport</p>		<p>Positive</p>		<p>The locational strategy is to secure new development in the most accessible locations in order to reduce the need to travel.</p> <p>Policy 14 (Managing Travel Demand) directly addresses climate impact from transport by prioritising new development on sites that already or can be made accessible by walking, cycling and public transport. The Policy seeks to deliver sustainable transport networks to serve new development and prioritises public transport and active</p>

				<p>travel including cycling facilities such as cycle lanes.</p> <p>Policy 15 sets out Transport Infrastructure Priorities and includes a number of Active Travel Schemes and Public Transport Improvements.</p>
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<p>Energy, Natural Resources & Climate Change</p>		<p>Positive</p>		<p>Climate Change Policy 1 will require residential and non-residential to achieve net zero regulated operational carbon status including through the use of onsite renewables.</p> <p>Climate Change Policy 1 will also require development to meet technical standards to prevent overheating.</p> <p>Development should not increase the risk of flooding and Sustainable Drainage Systems will be incorporated into all new development.</p>
<p>Waste Reduction & Recycling</p>		<p>Positive</p>		<p>Encouraging the reduction in energy demand through waste minimisation and use of recycled materials.</p>

Blue-Green Infrastructure/Biodiversity		Positive		Policy 16 takes a strategic approach to the delivery, conservation and enhancement of Blue and Green Infrastructure. Policy 16 will bring positive benefits by integrating the development strategy with the Green Infrastructure strategy that will seek contributions towards blue and green infrastructure in priority locations including strategic corridors of sub regional, county and local importance both improving the network and connectivity within the network. Emphasis is on multi-functional blue and green infrastructure delivery including enhancements to the natural environment that help mitigate against climate
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				change and reduce flood risk.
Procurement & Purchasing		N/A		No impact

In response to the information provided above please provide if there is any proposed action including any consultation that is going to be carried out

Planned Actions	Timeframe	Potential Outcome	Responsible Officer
Consultation on the Publication Draft Greater Nottingham Strategic Plan	September 2024	Possible pre-examination changes to improve policy.	Planning Policy Manager
Monitoring of the Greater Nottingham Strategic Plan	From adoption onwards	Policies to be monitored using targets and indicators which will feed into a future review of the Plan.	Planning Policy Manager

Authorisation and Review

Completing Officer	
Authorising Head of Service/Director	
Date	
Review date (if applicable)	

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Health Impact Assessment

September 2024



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1.0 Introduction

- 1.1 Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council are working together to prepare a new Strategic Plan for the Greater Nottingham Area. This will set out future development needs up to 2041. The Strategic Plan will guide the overall pattern and scale of development including broad locations for homes, workplaces, retail, leisure, green spaces and community facilities. It will also set out key strategic planning policies on issues such as health, climate, and the natural and historic environment.
- 1.2 The National Planning Policy Framework¹ (NPPF) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction, are safe & accessible, enable and support healthy lifestyles.
- 1.3 Part of the process to prepare the Strategic Plan is to consider the implications of the planning policies contained within the Plan upon matters relating to health. A Health Impact Assessment has been produced to ensure health impacts are explicitly considered in proposals. Health impacts of the Plan have also been considered through the Sustainability Appraisal process, Equality Impact Assessment and carbon impact assessment (for relevant authorities).
- 1.4 The factors that influence our health are multiple and complex. The Department of Health and Social Care have estimated that socio-economic and physical environments determine 60% of health outcomes². Focusing on these determinants of health is essential for improving population health and wellbeing and reducing inequalities.
- 1.5 A Health Impact Assessment (HIA) has been undertaken to understand how the Greater Nottingham Strategic Plan Publication Draft 2024 could potentially impact on health. Whilst not exclusively a health document, the Strategic Plan has the potential to impact health by influencing the wider determinants of health, which have been recognised as having more influence on the issue than access to healthcare itself.
- 1.6 A HIA applies a health lens to policies and proposals, helping to identify any potential health impacts and how negative impacts can be minimised and potential positive benefits maximised. This then brings Health into all policies, which should assist in beginning to address health issues and inequalities which are created by the numerous and complex social determinants of health beyond access to healthcare.
- 1.7 In this HIA, a Rapid Health Impact Assessment Checklist tool, based upon the one developed by Nottinghamshire County Council Public Health and Planning

¹ National Planning Policy Framework, (December 2023), Department for Levelling Up, Housing & Communities

² Department of Health and Social Care, (2019), Advancing our health: prevention in the 2020s

Policy team³ has been used to assess the Strategic Plan. Whilst the questions within that checklist may not be directly applicable to the Strategic Plan, how it indirectly impacts these determinants can still be considered.

- 1.8 A HIA at this stage will enable the Strategic Plan to be considered through a health lens, with the HIA being a tool to assist in identifying potential impacts and suggest recommendations to ensure it does not have any unintended negative health impacts and, where possible, maximises positive benefits.
- 1.9 This document will therefore firstly outline what health is, and the determinants of health, before outlining what a HIA is. For this HIA, the Nottinghamshire Rapid Health Impact Assessment Checklist Tool⁴ has been used which identifies and analyses potential health impacts and so helps generate recommendations.
- 1.10 Before undertaking the HIA checklist, the current health profile of the Greater Nottingham Strategic Plan area, and the priorities for health will be discussed as this will inform the HIA in understanding if the Strategic Plan could help address any key local health concerns.
- 1.11 The report will conclude with suggested recommendations to the Strategic Plan that will, alongside the Sustainability Appraisal and Equality Impact Assessment, consider the potential impact of policies and shape the Strategic Plan document.

2.0 What is a Health Impact Assessment?

- 2.1 A Health Impact Assessment's (HIA) main purpose is to identify and consider the potential health and equity impacts of a proposal or policies on a given population and the wider determinants of health and inequality⁵.
- 2.2 As defined by WHO, a HIA is:

'A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on health of a population, and the distribution of those effects within the population'.
- 2.3 The HIA is therefore a tool in which to understand the potential negative and positive impacts of a policy or proposal and creates an evidence-based approach which can recommend practical solutions to help promote healthy places. The HIA therefore brings health into planning and ensures it is considered in a structured and focused way.

³ Nottinghamshire County Council. 2018. Spatial Planning Health and Wellbeing.

⁴ Nottinghamshire County Council. 2018. Planning and Health Framework for the Health & Wellbeing of Nottinghamshire – Spatial Planning and Engagement Protocol 2018.

⁵ National Health Service. 2002. Introducing health impact assessment (HIA): Informing the decision making process

- 2.4 HIAs though are not tools which replace the decision-making process. Rather they will help understand how the proposed guidance could potentially impact on health.
- 2.5 There is no set approach to completing a HIA, so, to allow for the process to be flexible and adaptable, the Department for Health recommends a five-stage process which includes:
- Stage One: Screening
 - Stage Two: Identify health impacts,
 - Stage Three: Prioritise health impacts
 - Stage Four: Analysis
 - Stage Five: Recommendations
- 2.6 A Rapid Health Impact Assessment Checklist created by Nottinghamshire County Council Public Health and Planning Policy team has been used to quickly identify and assess the impacts of the Strategic Plan on health and wellbeing, covering stages two to four in the HIA process identified by the Department for Health.
- 2.7 The Rapid HIA Checklist has been used within this HIA to help identify potential impacts and make potential recommendations to the Strategic Plan in preparation for the emerging document.

3.0 Greater Nottingham Health check

Health Profile of the Greater Nottingham Strategic Plan area

- 3.1 A profile of demographic factors for the Greater Nottingham Strategic Plan area should be considered to understand the current health issues in the area so as to check that Strategic Plan would not exacerbate any current health issues.
- 3.2 A demographic assessment of the Greater Nottingham Strategic Plan area can be viewed at Appendix 2. The assessment identifies that:
- The overall summary is that health in the wider Nottingham area is mixed compared to England as a whole. Life expectancy and under 75 mortality rates are significantly worse in Nottingham City, significantly better in Rushcliffe and similar to the national average in Broxtowe and Gedling. The pattern is the same for many indicators
 - Nottingham fares worse than the national average on all but emergency self-harm admissions; underage alcohol admission episodes; and dementia diagnosis.
 - Rushcliffe fares better than the national average for most indicators with exceptions including diabetes diagnosis; admission episodes for alcohol related conditions; and smoking at delivery.
 - Broxtowe is similar to the national average for most indicators but has higher life expectancy for males and better cancer diagnosis at stage 1 and 2.

- Gedling is also similar to the national average for most indicators but fares better for underage alcohol admissions and Year 6 obesity, and worse for smoking status at delivery and admission for alcohol related conditions.
- Nottingham ranks 11th most deprived out of 317 districts in England, with 56 out of 182 Lower Super Output Areas in the top 10% most deprived.

4.0 Health Impact Assessment

4.1 5 Screening questions were applied to the Strategic Plan as recommended by the Department for Health⁶

Table 1. Screening questions for the Strategic Plan

Screening Question	Answer with brief explanation of health impact
Will the document have a direct impact on health, mental health and wellbeing?	<p>Yes. The Strategic Plan promotes improvements to the public realm and sense of place, creating an attractive, safe, inclusive and healthy environment.</p> <p>The Strategic Plan also promotes active travel, landscaping, and reduced energy consumption, contributing towards reduction of fuel bills and financial stress. It promotes lower carbon emissions and alternatives to cars, cleaner and better health outcomes.</p>
Will the document have an impact on social, economic and environmental living conditions that would indirectly affect health?	<p>Yes. The Strategic Plan seeks to enhance and create new facilities which should promote increasing social connections in communities.</p> <p>The promotion of housing within the Strategic Plan area and the recognised correlation between increased housing provision and a positive impact on health will have a positive effect on health.</p>
Will the Strategic Plan affect an individual's ability to improve their own health and wellbeing?	<p>Yes. The Strategic Plan's promotion of local services and healthy lifestyles is crucial for health and wellbeing of individuals as it facilitates easy access to essential amenities like healthcare, education, and recreational facilities within communities.</p>
Will there be a change in demand for or access to health and social care services?	<p>Yes. The Strategic Plan is likely to result in an increase in demand for or access to</p>

⁶ Department of Health. 2010. Health Impact Assessment of Government Policy: A guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process.

Screening Question	Answer with brief explanation of health impact
	health and social care services in the immediate vicinity.
Will the Strategic plan have an impact on global health?	No. The document will have local impact

4.2 After undertaking the screening, 4 of the questions answered as ‘yes’. This identified that the Strategic Plan could have potential health impacts and undertaking a HIA would be appropriate.

4.3 Identifying what these impacts could be is the next stage of the HIA process, also known as scoping⁷. These impacts can be identified through the Rapid Health Impact Assessment (RHI) Checklist, based on the RHI developed by Nottinghamshire County Council.

4.4 The checklist is a useful tool for assessing planning policies and guidance and can be used by both officers and developers to help understand the potential health impact of proposed developments. It focuses on the built environment and the social determinants that influence health that are identified earlier on in Appendix 1.

4.5 By answering the questions posed in the checklist, it can be considered how the guidance proposed could potentially impact these determinants and so health, either negatively or positively.

Identified Health Impacts

4.6 The completed checklist is within appendix 3 and has identified that the Strategic Plan can have significant positive impacts broadly across the determinants of health and is unlikely to result in negative impacts:

5.0 Conclusion

6.1 This Health Impact Assessment has considered how the Strategic Plan potentially impacts health. Using the Rapid Health Impact Assessment Tool has allowed for the impacts to be identified.

6.2 In view of the anticipated positive health outcomes of the Strategic Plan, it is considered that health risks of the Greater Nottingham Strategic Plan will be minimised and the potential positive impacts maximised.

⁷ NHS: Health Development Agency. Introducing health impact assessment (HIA): Informing the decision-making process.

6.3 By considering the relationship between the Strategic Plan and health, this should help the Greater Nottingham authorities further their overarching vision for health. Overall, the draft Strategic Plan seeks to provide significant improvements to health. It is recommended as the Strategic Plan is implemented there is continual assessment of the health impacts which may arise.

Appendix 1: Health and planning

How planning and health are interlinked should firstly be considered. The World Health Organisation (WHO) defines health as:

‘A state of complete physical, mental and social well-being and not merely the absence of disease or infirmity’.

In accordance with the WHO definition, health is not then purely about ill health but about individuals’ physical and mental health and wellbeing before the need for healthcare and treatment.

Good health in individuals and society is important as it enables individuals, societies and the country’s economy to prosper and flourish as well bringing social benefits. Addressing health issues and inequalities is increasingly important, especially as inequality continues to grow.

Many believe that increasing access to healthcare is the main solution to health issues and inequality. Whilst this is important, it is increasingly recognised that only 10% of a population’s health and wellbeing is linked to healthcare, with there being wider determinants which influence people’s health.

The Health Foundation⁸ identified 8 determinants of health that can be acted upon to help increase people’s opportunities to live a healthy life. These determinants are:

- Friends, family, and communities
- Money and resources
- Housing
- Education and skills
- Good work
- Our surroundings
- Transport and;
- The food we eat

Further information of how these determinants connect and affect health is outlined on the Health Foundation website.

The eight determinants of health identified are related to the built and natural environment, all of which can be shaped and influenced by planning decisions and

⁸ The Health Foundation. 2017. What Makes Us Healthy? <https://www.health.org.uk/what-we-do/a-healthieruk-population/what-makes-us-healthy>

policies. Therefore, planning and health are inextricably linked and by focusing on the wider determinants of health and how planning proposals impact these, planning can help to create healthy, inclusive and safe places and so reduce health inequalities.

Even where policies are not directly health related, such as in the Strategic Plan, health should be considered, as considering health in all policies is a way to address the social determinants of health and it is by non-health sectors considering their potential impacts on these determinants that health inequalities can be reduced.

A HIA provides a practical way to consider how planning policies and applications impact on these wider determinants, placing a health lens on them and so incorporating health into all policies.

Appendix 2: Greater Nottingham Health Profile

This profile has been produced to support the HIA of the Greater Nottingham Strategic Plan Publication Draft 2024. It aims to provide an overview of the statistical information referring to health indicators in the authorities using the most relevant data that is readily available.

The data has been collated from a range of sources, including the Office for National Statistics, Office for Health Improvement and Disparities and the Local Government's English Indices of Deprivation 2019.

Health Summary

The Office for Health Improvement and Disparities produces a health profile for each local authority which is intended to provide a snapshot overview of health indicators. Their overall summary is that health in the wider Nottingham area is mixed compared to England as a whole. Life expectancy and under 75 mortality rates are significantly worse in Nottingham City, significantly better in Rushcliffe and similar to the national average in Broxtowe and Gedling. The pattern is the same for many indicators:

- Nottingham fares worse than the national average on all but emergency self-harm admissions; underage alcohol admission episodes; and dementia diagnosis.
- Rushcliffe fares better than the national average for most indicators with exceptions including diabetes diagnosis; admission episodes for alcohol related conditions; and smoking at delivery.
- Broxtowe is similar to the national average for most indicators but has higher life expectancy for males and better cancer diagnosis at stage 1 and 2.
- Gedling is also similar to the national average for most indicators but fares better for underage alcohol admissions and Year 6 obesity, and worse for smoking status at delivery and admission for alcohol related conditions.

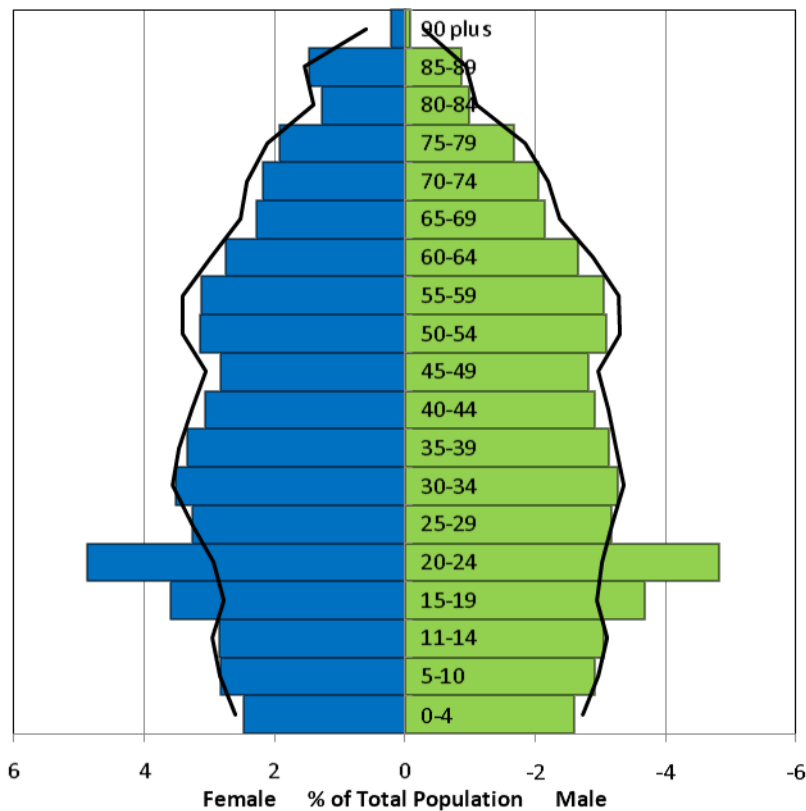
Appendix 3 shows the latest data for all the indicators assessed by the OHID.

Population

Since the census in 2011, the population of the wider Nottingham area increased by 4.9%, from 670,900 in 2011 to 639,800 in 2021 (ONS 2021). However, the population growth was lower than the average seen across the East Midlands region (7.7%) and England (6.6%). By district, the highest growth was in Rushcliffe, at 7.2%, and the lowest in Broxtowe, at 1.3%. The population in Nottingham City is heavily skewed by the 15-24 age bands, due to the high number of students in the area. Nearly half of the City's population is under 30 compared to around a third in the other districts in the wider Nottingham area, and in England overall. Conversely, under 12% of the City's population is over 65, compared to around 20% of the other

districts and England. (ONS 2022 MYE). The graph below shows the percentage of Nottingham area residents by age group and sex, compared to England.

Chart 1: Population of Nottingham, Broxtowe, Gedling and Rushcliffe by age band and sex (line denotes England average)



Source: ONS Mid Year Estimates 2022

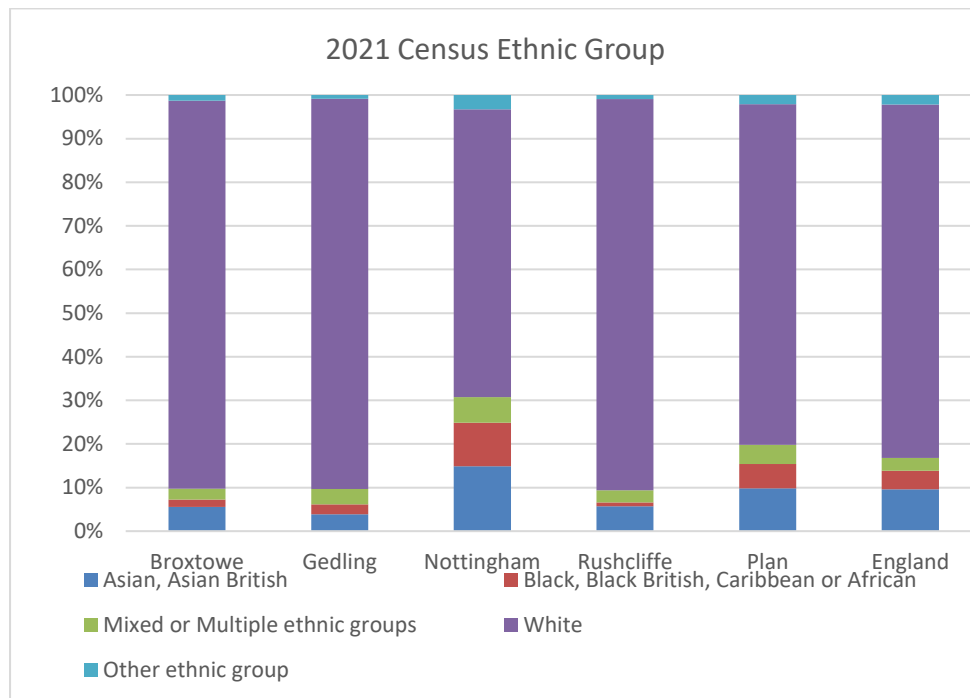
Life expectancy

The Office for Health Improvement and Disparities data from 2022 shows varied life expectancy for men and women across the wider Nottingham area. The life expectancy of an adult male in Nottingham is 75.8 years, lower than the England value of 78.6. This is nearly 6 years lower than in the less deprived area of Rushcliffe. For females the range is from 80.5 in Nottingham to 85.0 in Rushcliffe, and 82.4 in England.

Ethnicity

The largest ethnic group in the area is White British (71.9%), ranging from 57.3% in Nottingham City to 86.1% in Rushcliffe. This percentage has fallen by from 78.3% in 2011 (65.4% in Nottingham and 90.3% in Rushcliffe) while other ethnic group percentages have increased. The graph below shows the broad ethnic groups which make up the wider Nottingham area districts.

Chart 2: Broad Ethnic Groups in Nottingham, Broxtowe, Gedling and Rushcliffe



Source: ONS 2021 Census

Deprivation

The Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing Communities), measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower Super Output Areas, in England. The Indices allow areas in England to be compared and show how areas have changed over time relative to other areas. They do not show whether areas have become more or less deprived in real terms.

56 of the 182 City Lower Super Output Areas (LSOAs) fall amongst the 10% most deprived in the country. 104 fall in the 20% most deprived. This compares to 61 and 110 LSOAs in the previous indices from 2015. Overall, Nottingham ranks 11th most deprived out of the 317 districts in England using the Average Score measure (the average of the LSOAs in the area). This compares with a ranking of 8th in 2015.

Indicator	Period	Nottingham		Regions (statistical) England			England		Best
		Recent Trend	Count	Value	Value	Value	Worst	Range	
Life expectancy and causes of death									
Life expectancy at birth (Male, 3 year range) New data	2020 - 22	—	-	75.8	78.6	78.9	73.4		83.7
Life expectancy at birth (Male, 1 year range) New data	2022	—	-	76.8	78.9	79.3	73.8		83.8
Life expectancy at birth (Female, 3 year range) New data	2020 - 22	—	-	80.5	82.4	82.8	79.0		86.3
Life expectancy at birth (Female, 1 year range) New data	2022	—	-	81.4	82.7	83.2	79.2		87.0
Under 75 mortality rate from all causes	2022	→	939	449.4	351.7	342.3	580.4		196.5
Under 75 mortality rate from all circulatory diseases New data	2022	→	225	110.7	79.5	77.8	133.1		37.6
Under 75 mortality rate from cancer	2022	→	309	154.3	125.5	122.4	174.1		78.8
Suicide rate (Persons, 10+ yrs)	2020 - 22	→	73	8.9	10.4	10.3	18.3		4.2
Injuries and ill health									
Killed and seriously injured (KSI) casualties on England's roads	2022	→	159	146.6	92.1*	94.5*	-	Insufficient number of values for a spine chart	-
Emergency Hospital Admissions for Intentional Self-Harm New data	2022/23	↓	390	107.8	146.2	126.3	382.6		40.9
Hip fractures in people aged 65 and over	2022/23	→	205	530	577	558	849		105
Percentage of cancers diagnosed at stages 1 and 2	2021	→	443	53.6%	52.9%	54.4%	43.5%		61.7%
Estimated diabetes diagnosis rate	2018	—	-	75.2%	84.6%	78.0%	54.3%		98.7%
Estimated dementia diagnosis rate (aged 65 and older)	2023	→	2,150	79.5	65.2	63.0	44.1		83.9
Behavioural risk factors									
Admission episodes for alcohol-specific conditions - Under 18s New data	2020/21 - 22/23	—	25	12.5	19.8	26.0	75.5		3.8
Admission episodes for alcohol-related conditions (Narrow) New data	2022/23	→	1,696	684	531	475	856		247
Smoking Prevalence in adults (18+) - current smokers (APS)	2022	—	-	21.2%	14.0%	12.7%	25.1%		2.9%
Percentage of physically active adults New data	2022/23	—	-	68.6%	66.5%	67.1%	51.4%		80.5%
Overweight (including obesity) prevalence in adults (18+ yrs) New data	2022/23	—	-	63.9%	66.1%	64.0%	77.7%		45.8%
Child health									
Under 18s conception rate / 1,000 New data	2021	↓	95	19.1	13.2	13.1	31.5		1.1
Smoking status at time of delivery	2022/23	↓	385	13.4%	11.4%	8.8%	19.4%		3.4%
Baby's first feed breastmilk (previous method)	2018/19	—	2,185	58.7%	64.7%	67.4%	-	Insufficient number of values for a spine chart	-
Infant mortality rate New data	2020 - 22	—	57	5.5	4.3	3.9	8.3		1.1
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2022/23	↑	1,095	29.0%	22.6%	22.7%	31.7%		8.2%
Inequalities									
Deprivation score (IMD 2019)	2019	—	-	34.9	20.4	21.7	45.0		5.5
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2022	—	-	27.8%	23.8%	22.5%	59.1%		5.1%
Inequality in life expectancy at birth (Male)	2018 - 20	—	-	8.4	9.2	9.7	17.0		0.7
Inequality in life expectancy at birth (Female)	2018 - 20	—	-	7.6	7.6	7.9	13.9		-1.8
Wider determinants of health									
Children in relative low income families (under 16s) New data	2022/23	↑	24,032	40.0%	24.6%	19.8%	43.2%		5.2%
Children in absolute low income families (under 16s) New data	2022/23	↑	20,795	34.6%	21.1%	15.6%	35.8%		4.2%
Average Attainment 8 score New data	2022/23	—	-	42.7	45.0	46.2	36.1		58.4
Percentage of people in employment	2022/23	→	146,900	66.2%	75.1%	75.7%	62.3%		90.2%
Homelessness: households owed a duty under the Homelessness Reduction Act	2022/23	—	-	*	10.8	12.4	32.7		2.6
Violent crime - hospital admissions for violence (including sexual violence) New data	2020/21 - 22/23	—	570	52.5	27.6	34.3	122.3		6.7
Health protection									
Winter mortality index	Aug 2021 - Jul 2022	—	50	6.6%	6.5%	8.1%	30.1%		-11.5%
New STI diagnoses (excluding chlamydia aged under 25) per 100,000	2022	↓	2,186	684	339*	496	3,155		142
TB incidence (three year average) New data	2020 - 22	—	132	13.5	7.2	7.6	41.3		0.7

● Better 95% ● Similar ● Worse 95% ○ Not applicable Quintiles: Best ○ ○ ○ ○ Worst ○ Not applicable

Recent trends: — Could not be calculated → No significant change ↑ Increasing & getting worse ↑ Increasing & getting better ↓ Decreasing & getting worse ↓ Decreasing & getting better

Indicator	Period	Broxtowe		Regions (statistical) England			England		Best
		Recent Trend	Count	Value	Value	Value	Worst	Range	
Life expectancy and causes of death									
Life expectancy at birth (Male, 3 year range) New data	2020 - 22	—	-	80.0	78.6	78.9	73.4		83.7
Life expectancy at birth (Male, 1 year range) New data	2022	—	-	80.8	78.9	79.3	73.8		83.8
Life expectancy at birth (Female, 3 year range) New data	2020 - 22	—	-	82.8	82.4	82.8	79.0		86.3
Life expectancy at birth (Female, 1 year range) New data	2022	—	-	82.8	82.7	83.2	79.2		87.0
Under 75 mortality rate from all causes	2022	→	311	296.9	351.7	342.3	580.4		196.5
Under 75 mortality rate from all circulatory diseases New data	2022	→	85	79.6	79.5	77.8	133.1		37.6
Under 75 mortality rate from cancer	2022	→	112	106.6	125.5	122.4	174.1		78.8
Suicide rate (Persons, 10+ yrs)	2020 - 22	—	34	11.2	10.4	10.3	18.3		4.2
Injuries and ill health									
Killed and seriously injured (KSI) casualties on England's roads	2022	—	-	-	92.1*	94.5*	-	Insufficient number of values for a spine chart	-
Emergency Hospital Admissions for Intentional Self-Harm New data	2022/23	↓	120	113.4	146.2	126.3	382.6		40.9
Hip fractures in people aged 65 and over	2022/23	→	155	620	577	558	849		105
Percentage of cancers diagnosed at stages 1 and 2	2021	→	279	61.3%	52.9%	54.4%	43.5%		61.7%
Estimated diabetes diagnosis rate	2018	—	-	84.2%	84.6%	78.0%	54.3%		98.7%
Estimated dementia diagnosis rate (aged 65 and older)	2023	→	1,024	68.1	65.2	63.0	44.1		83.9
Behavioural risk factors									
Admission episodes for alcohol-specific conditions - Under 18s New data	2020/21 - 22/23	—	15	24.2	19.8	26.0	75.5		3.8
Admission episodes for alcohol-related conditions (Narrow) New data	2022/23	→	675	598	531	475	856		247
Smoking Prevalence in adults (18+) - current smokers (APS)	2022	—	-	12.4%	14.0%	12.7%	25.1%		2.9%
Percentage of physically active adults New data	2022/23	—	-	71.0%	66.5%	67.1%	51.4%		80.5%
Overweight (including obesity) prevalence in adults (18+ yrs) New data	2022/23	—	-	63.8%	66.1%	64.0%	77.7%		45.8%
Child health									
Under 18s conception rate / 1,000 New data	2021	→	17	10.6	13.2	13.1	31.5		1.1
Smoking status at time of delivery	2022/23	→	110	13.3%	11.4%	8.8%	19.4%		3.4%
Baby's first feed breastmilk (previous method)	2018/19	—	-	-	64.7%	67.4%	-	Insufficient number of values for a spine chart	-
Infant mortality rate New data	2020 - 22	—	11	3.8*	4.3	3.9	8.3		1.1
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2022/23	→	260	21.3%	22.6%	22.7%	31.7%		8.2%
Inequalities									
Deprivation score (IMD 2019)	2019	—	-	14.2	20.4	21.7	45.0		5.5
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2022	—	-	21.3%	23.8%	22.5%	59.1%		5.1%
Inequality in life expectancy at birth (Male)	2018 - 20	—	-	8.3	9.2	9.7	17.0		0.7
Inequality in life expectancy at birth (Female)	2018 - 20	—	-	5.9	7.6	7.9	13.9		-1.8
Wider determinants of health									
Children in relative low income families (under 16s) New data	2022/23	↑	3,644	19.6%	24.6%	19.8%	43.2%		5.2%
Children in absolute low income families (under 16s) New data	2022/23	↑	3,067	16.5%	21.1%	15.6%	35.8%		4.2%
Average Attainment 8 score New data	2022/23	—	-	48.5	45.0	46.2	36.1		58.4
Percentage of people in employment	2022/23	→	47,500	67.8%	75.1%	75.7%	62.3%		90.2%
Homelessness: households owed a duty under the Homelessness Reduction Act	2022/23	—	361	7.2	10.8	12.4	32.7		2.6
Violent crime - hospital admissions for violence (including sexual violence) New data	2020/21 - 22/23	—	95	29.6	27.6	34.3	122.3		6.7
Health protection									
Winter mortality index	Aug 2021 - Jul 2022	—	60	16.8%	6.5%	8.1%	30.1%		-11.5%
New STI diagnoses (excluding chlamydia aged under 25) per 100,000	2022	↓	300	271	339*	496	3,155		142
TB incidence (three year average) New data	2020 - 22	—	7	2.1	7.2	7.6	41.3		0.7

Indicator	Period	Gedling			Regions (statistical)		England		England		Best
		Recent Trend	Count	Value	Value	Value	Worst	Range			
Life expectancy and causes of death											
Life expectancy at birth (Male, 3 year range) New data	2020 - 22	—	-	79.1	78.6	78.9	73.4			83.7	
Life expectancy at birth (Male, 1 year range) New data	2022	—	-	79.4	78.9	79.3	73.8			83.8	
Life expectancy at birth (Female, 3 year range) New data	2020 - 22	—	-	83.3	82.4	82.8	79.0			86.3	
Life expectancy at birth (Female, 1 year range) New data	2022	—	-	83.9	82.7	83.2	79.2			87.0	
Under 75 mortality rate from all causes	2022	→	359	316.8	351.7	342.3	580.4			196.5	
Under 75 mortality rate from all circulatory diseases New data	2022	→	87	75.8	79.5	77.8	133.1			37.6	
Under 75 mortality rate from cancer	2022	→	155	136.3	125.5	122.4	174.1			78.8	
Suicide rate (Persons, 10+ yrs)	2020 - 22	—	22	7.0	10.4	10.3	18.3			4.2	
Injuries and ill health											
Killed and seriously injured (KSI) casualties on England's roads	2022	—	-	-	92.1*	94.5*	-	Insufficient number of values for a spine chart		-	
Emergency Hospital Admissions for Intentional Self-Harm New data	2022/23	↓	125	112.4	146.2	126.3	382.6			40.9	
Hip fractures in people aged 65 and over	2022/23	→	125	479	577	558	849			105	
Percentage of cancers diagnosed at stages 1 and 2	2021	→	273	55.2%	52.9%	54.4%	43.5%			61.7%	
Estimated diabetes diagnosis rate	2018	—	-	78.4%	84.6%	78.0%	54.3%			98.7%	
Estimated dementia diagnosis rate (aged 65 and older)	2023	→	940	61.7	65.2	63.0	44.1			83.9	
Behavioural risk factors											
Admission episodes for alcohol-specific conditions - Under 18s New data	2020/21 - 22/23	—	10	14.3	19.8	26.0	75.5			3.8	
Admission episodes for alcohol-related conditions (Narrow) New data	2022/23	→	660	536	531	475	856			247	
Smoking Prevalence in adults (18+) - current smokers (APS)	2022	—	-	11.7%	14.0%	12.7%	25.1%			2.9%	
Percentage of physically active adults New data	2022/23	—	-	69.2%	66.5%	67.1%	51.4%			80.5%	
Overweight (including obesity) prevalence in adults (18+ yrs) New data	2022/23	—	-	67.3%	66.1%	64.0%	77.7%			45.8%	
Child health											
Under 18s conception rate / 1,000 New data	2021	→	25	13.5	13.2	13.1	31.5			1.1	
Smoking status at time of delivery	2022/23	→	123	13.4%	11.4%	8.8%	19.4%			3.4%	
Baby's first feed breastmilk (previous method)	2018/19	—	-	-	64.7%	67.4%	-	Insufficient number of values for a spine chart		-	
Infant mortality rate New data	2020 - 22	—	20	6.1	4.3	3.9	8.3			1.1	
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2022/23	→	250	19.5%	22.6%	22.7%	31.7%			8.2%	
Inequalities											
Deprivation score (IMD 2019)	2019	—	-	14.9	20.4	21.7	45.0			5.5	
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2022	—	-	18.5%	23.8%	22.5%	59.1%			5.1%	
Inequality in life expectancy at birth (Male)	2018 - 20	—	-	9.1	9.2	9.7	17.0			0.7	
Inequality in life expectancy at birth (Female)	2018 - 20	—	-	6.8	7.6	7.9	13.9			-1.8	
Wider determinants of health											
Children in relative low income families (under 16s) New data	2022/23	↑	4,101	19.7%	24.6%	19.8%	43.2%			5.2%	
Children in absolute low income families (under 16s) New data	2022/23	↑	3,414	16.4%	21.1%	15.6%	35.8%			4.2%	
Average Attainment 8 score New data	2022/23	—	-	47.5	45.0	46.2	36.1			58.4	
Percentage of people in employment	2022/23	→	52,900	74.7%	75.1%	75.7%	62.3%			90.2%	
Homelessness: households owed a duty under the Homelessness Reduction Act	2022/23	—	331	6.2	10.8	12.4	32.7			2.6	
Violent crime - hospital admissions for violence (including sexual violence) New data	2020/21 - 22/23	—	110	33.8	27.6	34.3	122.3			6.7	
Health protection											
Winter mortality index	Aug 2021 - Jul 2022	—	20	6.1%	6.5%	8.1%	30.1%			-11.5%	
New STI diagnoses (excluding chlamydia aged under 25) per 100,000	2022	↓	376	321	339*	496	3,155			142	
TB incidence (three year average) New data	2020 - 22	—	6	1.7	7.2	7.6	41.3			0.7	

Indicator	Period	Rushcliffe			Regions (statistical)			England			Range	Best
		Recent Trend	Count	Value	Value	Value	Worst					
Life expectancy and causes of death												
Life expectancy at birth (Male, 3 year range) New data	2020 - 22	—	-	81.6	78.6	78.9	73.4				83.7	
Life expectancy at birth (Male, 1 year range) New data	2022	—	-	81.7	78.9	79.3	73.8				83.8	
Life expectancy at birth (Female, 3 year range) New data	2020 - 22	—	-	85.0	82.4	82.8	79.0				86.3	
Life expectancy at birth (Female, 1 year range) New data	2022	—	-	86.0	82.7	83.2	79.2				87.0	
Under 75 mortality rate from all causes	2022	→	270	237.6	351.7	342.3	580.4				196.5	
Under 75 mortality rate from all circulatory diseases New data	2022	→	53	46.7	79.5	77.8	133.1				37.6	
Under 75 mortality rate from cancer	2022	→	121	105.5	125.5	122.4	174.1				78.8	
Suicide rate (Persons, 10+ yrs)	2020 - 22	—	23	7.3	10.4	10.3	18.3				4.2	
Injuries and ill health												
Killed and seriously injured (KSI) casualties on England's roads	2022	—	-	-	92.1*	94.5*	-	Insufficient number of values for a spine chart			-	
Emergency Hospital Admissions for Intentional Self-Harm New data	2022/23	↓	95	78.1	146.2	126.3	382.6				40.9	
Hip fractures in people aged 65 and over	2022/23	→	160	558	577	558	849				105	
Percentage of cancers diagnosed at stages 1 and 2	2021	→	242	56.5%	52.9%	54.4%	43.5%				61.7%	
Estimated diabetes diagnosis rate	2018	—	-	72.8%	84.6%	78.0%	54.3%				98.7%	
Estimated dementia diagnosis rate (aged 65 and older)	2023	→	1,237	66.1	65.2	63.0	44.1				83.9	
Behavioural risk factors												
Admission episodes for alcohol-specific conditions - Under 18s New data	2020/21 - 22/23	—	15	20.6	19.8	26.0	75.5				3.8	
Admission episodes for alcohol-related conditions (Narrow) New data	2022/23	↑	643	515	531	475	856				247	
Smoking Prevalence in adults (18+) - current smokers (APS)	2022	—	-	4.0%	14.0%	12.7%	25.1%				2.9%	
Percentage of physically active adults New data	2022/23	—	-	73.2%	66.5%	67.1%	51.4%				80.5%	
Overweight (including obesity) prevalence in adults (18+ yrs) New data	2022/23	—	-	63.2%	66.1%	64.0%	77.7%				45.8%	
Child health												
Under 18s conception rate / 1,000 New data	2021	→	11	5.7	13.2	13.1	31.5				1.1	
Smoking status at time of delivery	2022/23	↑	117	13.4%	11.4%	8.8%	19.4%				3.4%	
Baby's first feed breastmilk (previous method)	2018/19	—	-	-	64.7%	67.4%	-	Insufficient number of values for a spine chart			-	
Infant mortality rate New data	2020 - 22	—	12	3.9*	4.3	3.9	8.3				1.1	
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2022/23	↑	220	15.7%	22.6%	22.7%	31.7%				8.2%	
Inequalities												
Deprivation score (IMD 2019)	2019	—	-	7.2	20.4	21.7	45.0				5.5	
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2022	—	-	*	23.8%	22.5%	59.1%				5.1%	
Inequality in life expectancy at birth (Male)	2018 - 20	—	-	6.3	9.2	9.7	17.0				0.7	
Inequality in life expectancy at birth (Female)	2018 - 20	—	-	3.3	7.6	7.9	13.9				-1.8	
Wider determinants of health												
Children in relative low income families (under 16s) New data	2022/23	↑	2,171	9.8%	24.6%	19.8%	43.2%				5.2%	
Children in absolute low income families (under 16s) New data	2022/23	↑	1,853	8.4%	21.1%	15.6%	35.8%				4.2%	
Average Attainment 8 score New data	2022/23	—	-	55.8	45.0	46.2	36.1				58.4	
Percentage of people in employment	2022/23	→	59,100	82.4%	75.1%	75.7%	62.3%				90.2%	
Homelessness: households owed a duty under the Homelessness Reduction Act	2022/23	—	276	5.4	10.8	12.4	32.7				2.6	
Violent crime - hospital admissions for violence (including sexual violence) New data	2020/21 - 22/23	—	60	17.0	27.6	34.3	122.3				6.7	
Health protection												
Winter mortality index	Aug 2021 - Jul 2022	—	40	11.7%	6.5%	8.1%	30.1%				-11.5%	
New STI diagnoses (excluding chlamydia aged under 25) per 100,000	2022	↓	245	205	339*	496	3,155				142	
TB incidence (three year average) New data	2020 - 22	—	11	3.1	7.2	7.6	41.3				0.7	

Appendix 3: Nottingham Rapid Health Impact Assessment Matrix- Greater Nottingham Strategic Plan Publication Draft 2024

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the Strategic Plan seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example, does it meet all Lifetime Homes Standards, Building for Life etc?]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Strategic Plan addresses the housing needs of the wider community, including older and disabled people, through its comprehensive approach to housing provision and mix. Policy 8 specifically sets out that residential developments should consider the needs of the elderly and disabled, evidenced by the Greater Nottingham and Ashfield Housing Needs Assessment. This includes providing bungalows and suitable flatted accommodation, as well as defining proportions of accessible and adaptable homes and wheelchair-adaptable homes in current and future Local Plans. The policy's emphasis on creating sustainable, inclusive, and mixed communities requires a commitment to high standards of accessibility and adaptability in housing design.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
2. Does the Strategic Plan promote development that will reduce energy requirements and living costs and ensure that homes are warm and	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Strategic Plan seeks to promote development that reduces energy requirements and living costs and ensures homes are warm in winter and cool in summer. It advocates for carbon-neutral development, emphasising sustainable construction and design principles to mitigate and adapt to climate change. Proposals must	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

<p>dry in winter and cool in summer</p>		<p>incorporate measures to reduce energy consumption through efficient use of resources, optimal building orientation, and landscaping. Policy requires water efficiency, encourages sustainable lifestyles, and prioritises energy hierarchy measures to minimise energy demand. It supports the integration of renewable and low-carbon energy systems and requires developments to address climate change adaptation and flood risk management. Overall, the plan promotes comprehensive sustainable practices to enhance energy efficiency and living conditions.</p>		
<p>2. Access to healthcare services and other social infrastructure</p>				
<p>3. Does the guidance seek to retain, replace or provide health and social care related infrastructure?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No</p>	<p>The Strategic Plan includes policies to retain, replace, and provide health and social care related infrastructure within a structured network of centres. Policy 7 emphasises the promotion of a hierarchical network of centres, from the City Centre down to local centres, to ensure balanced development and accessibility to services. It stipulates that development should align with the role and function of each centre, enhancing vitality and viability, particularly in underperforming areas. Policy 12 supports the establishment, extension, or improvement of community facilities where there is a local need, especially in conjunction with new residential developments. It sets out that community facilities be easily accessible and, where possible, co-located with other services to create integrated and connected neighbourhoods. Additionally, it restricts the change of use from community facilities unless there is clear evidence that they are no longer needed or suitable</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	<p>N/A</p>

		alternatives are provided, ensuring continued access to essential services.		
4. Does the guidance address the proposed growth / assess the impact on healthcare services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>The Strategic Plan addresses proposed growth and assesses its impact on healthcare services primarily through Policies 2 and 12. Policy 2 outlines a spatial strategy aimed at achieving sustainable development, which includes creating communities with local services and facilities that enhance residents' quality of life. This promotes an infrastructure that supports healthcare and social services within newly developed areas. The policy ensures that new developments are well-connected to community services, which would include healthcare facilities, thereby promoting accessibility. Policy 3 outlines a significant housing target, indicating substantial residential growth, which necessitates corresponding community infrastructure to support this increase, including healthcare services. Policy 12 specifically focuses on the provision and improvement of community facilities, which encompasses healthcare services. It mandates that new, extended, or improved community facilities should support major residential developments, ensuring healthcare services are accessible and adequate for growing populations. This comprehensive approach integrates healthcare needs within the broader framework of urban development and planning. Policy 18 requires that new development must be supported by the required infrastructure and the Infrastructure Development Plan produced in support of the Strategic Plan has assessed the impact of growth on health services.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
3. Access to open space and nature				

<p>5. Does the Strategic Plan explore/allow for opportunities for shared community use and colocation of services?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>The Strategic Plan seeks to promote opportunities for shared community use and colocation of services through Policy 12. It emphasises the support for new, extended, or improved community facilities that meet local needs, which encourages the consolidation of services within shared spaces. By promoting the location of these facilities within City Centre, town centres, or other appropriate centres accessible by sustainable transport modes, the policy facilitates their integration and co-location with other community services. This approach not only enhances efficiency but also fosters interconnected and compact neighbourhoods where healthcare and other essential services can be readily accessed alongside other community amenities. The policy's restriction on changing the use of community facilities without suitable alternative provision further ensures the continuity and availability of shared services, contributing to a sustainable and cohesive community infrastructure.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>N/A</p>
<p>6. Does the guidance seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>The Strategic Plan seeks to retain and enhance existing open and natural spaces while providing new ones to support healthy living and physical activity, as outlined in Policy 16. This policy adopts a strategic, landscape-scale approach to Blue and Green Infrastructure, aiming to establish a connected network that enhances the environment and promotes well-being. It prioritises the protection, enhancement, and connectivity of these spaces, ensuring that new developments contribute to a network that supports active lifestyles through facilities such as sports and recreational areas, and active travel infrastructure. The policy also emphasises multifunctionality,</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>N/A</p>

		<p>encouraging spaces that deliver biodiversity gains, educational resources, and climate resilience. Additionally, it requires that adverse impacts on Blue and Green Infrastructure be mitigated, ensuring that new developments maintain or enhance the existing network's integrity. This comprehensive approach not only addresses the need for additional green spaces but also integrates them into a broader framework that supports community health and environmental sustainability.</p>		
<p>7. Does the Strategic Plan promote links between open and natural spaces and areas of residence, employment and commerce?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No</p>	<p>The Strategic Plan seeks to promote links between open and natural spaces and areas of residence, employment, and commerce through Policy 16. It advocates for a strategic approach to Blue and Green Infrastructure that not only enhances connectivity within urban and fringe areas but also extends these networks into wider countryside settings. By prioritising the protection, enhancement, and connectivity of these spaces, the policy encourages their integration with residential and employment areas. This integration is supported by provisions that require the inclusion of active travel infrastructure and recreational facilities within new developments, fostering healthy and active lifestyles. Furthermore, the policy emphasises the multi-functionality of these spaces, which includes educational resources, biodiversity enhancement, climate adaptation measures, and preservation of historic and landscape character. By ensuring that new developments are designed to maximise these benefits while minimising adverse impacts, the policy aims to create cohesive and sustainable communities where access to open and natural</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	<p>N/A</p>

		spaces is integral to residents' daily lives and well-being.		
8. Does the Strategic Plan seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	By advocating for a strategic approach to Blue and Green Infrastructure, the policy aims to establish a connected network that spans urban, fringe, and countryside areas within Greater Nottingham. This includes identifying deficiencies in current provision and prioritising enhancements that promote accessibility and usability for diverse communities. The policy emphasises the incorporation of various types and sizes of blue and green spaces, along with amenities like green routes and recreational facilities, which encourage healthy lifestyles and active travel. The Plan highlights the delivery of educational resources and biodiversity benefits, contributing to ecosystem services and climate resilience. By protecting landscape character and addressing adverse impacts through mitigation measures, the Plan underscores the commitment to creating inclusive and safe environments where residents can access and enjoy natural spaces regardless of their background or ability, ensuring their holistic well-being and quality of life.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
9. Does the Strategic Plan seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	Policy 13 states further provision of culture, tourism and sporting facilities will be supported with details set out in subsequent Local Plans as appropriate. Policy 16 seeks to conserve and enhance the network of BGI. Where new BGI is proposed the policy seeks to encourage healthy and active lifestyles through the provision of active travel infrastructure, sports and recreational facilities. The policy emphasises the importance of multi-functional BGI resources which may include play facilities for example in parks.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

4. Air quality, noise and neighbourhood amenity				
10. Does the Strategic Plan seek to minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Strategic Plan policies indirectly contribute to reducing environmental impacts through sustainable practices, and set a context for more detailed plans within individual Districts.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
11. Does the Strategic Plan seek to minimise air pollution caused by traffic and employment/commercial facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 1 seeks to address air quality improvement through promoting sustainable design and construction, integrating blue and green infrastructure, and encouraging active travel (walking, cycling) and public transport. These measures can help reduce reliance on motor vehicles and associated emissions. Additionally, the policy supports carbon reduction and the development of decentralised renewable energy schemes, which contribute to lower overall emissions. Policy 10 also promotes active travel and the reduction of motor vehicle dominance, which could mitigate traffic-related air pollution.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
5. Accessibility and active transport				
12. Does Strategic Plan prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Strategic Plan prioritises and encourages walking through various policies. Policy 10 explicitly reflects the need to reduce motor vehicle dominance and supports active travel by creating walking, cycling, and public transport networks. It promotes good walking connections to local services and facilities. Additionally, Policy 14 prioritises the selection of sites for new developments that are accessible by walking, cycling, and public transport, and includes measures to enhance walking and cycling infrastructure early in the development process. This hierarchical approach ensures that active travel modes are encouraged, aligning with the	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		broader objective of creating sustainable and accessible communities.		
13. Does the Strategic Plan prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Strategic Plan prioritises and encourages cycling through multiple policies, notably Policy 10, Policy 14, and Policy 15. Policy 10 includes measures to reduce the dominance of motor vehicles and supports active travel by creating networks for walking, cycling, and public transport. It also promotes good walking and cycling connections to existing services. Policy 14 emphasises reducing the need to travel by private car and improving accessibility by walking, cycling, and public transport, with a hierarchical approach that prioritises measures to encourage active travel. Additionally, Policy 15 specifies that new development must ensure non-car journeys are encouraged, mentioning the East-West Cycle Corridor and the South West Orbital Cycling Route as key active travel infrastructure projects. These policies collectively indicate a clear intention to support cycling through infrastructural development and integration into broader transport strategies.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
14. Does the Strategic Plan promote opportunities for active travel?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 1 emphasises sustainable design, encouraging measures that enable sustainable lifestyles, such as promoting active travel through design and layout to ensure accessibility to everyday services by foot, bicycle, or public transport. Policy 10 further supports active travel by promoting development that reduces the dominance of motor vehicles and creates networks for walking, cycling, and public transport. Policy 14 prioritises reducing travel by private car and	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		enhancing accessibility through sustainable transport networks, with a focus on encouraging active travel for appropriate journeys. Policy 16 promotes the enhancement of blue and green infrastructure, incorporating active travel infrastructure to encourage healthy and active lifestyles.		
15. Does the Strategic Plan promote accessible buildings and places to enable access to people with mobility problems or a disability?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	Policy 10 outlines the need for all new developments to create an inclusive and healthy environment, thereby including accessibility considerations. It emphasises the creation of high-quality public spaces and reducing the dominance of motor vehicles to support active travel, making environments safer and more navigable for people with mobility issues. The policy also highlights the importance of permeability and legibility to ensure clear and easy movement through new development areas, which benefits those with mobility challenges. Additionally, developments are expected to perform highly against best practice guidance, which includes accessibility standards.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
6. Crime reduction and community safety				
16. Does the Strategic Plan create environments & buildings that make people feel safe, secure and free from crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	The Plan seeks to create environments and buildings that make people feel safe, secure, and free from crime. Policy 10 includes provisions to support safe and resilient communities, emphasising the importance of design elements that reduce opportunities for crime and the fear of crime, disorder, and anti-social behaviour. Additionally, it promotes the incorporation of features that ensure safer living environments, taking into account natural disasters and security threats. The focus on high-quality public spaces, permeability, and clear movement also contributes	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		to a sense of security and safety, enhancing the overall well-being of the community.		
7. Access to healthy food				
17. Does the Strategic Plan support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy diet and physical activity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy 16 Blue and Green Infrastructure emphasises the importance of multi-functional Blue and Green Infrastructure resources which may include allotments for example.</p> <p>Networks and blue and green open space assets at a neighbourhood scale may be identified through green infrastructure strategies and included within subsequent Development Plan Documents. These may include locally important assets, that are valued by a local community, and may include allotments and community gardens.</p> <p>Employment Policy 5 and supporting text supports diversification of rural enterprises including agriculture and can assist in sustaining farming</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
18. Does the Strategic Plan seek to restrict the development of hot food takeaways in specific areas?	<input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No	This is too detailed a matter for the Strategic Plan. However, it can be addressed in subsequent Local Plans.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
8. Access to work and training				
19. Does the Strategic Plan seek to provide new employment opportunities and encourage local employment and training?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy 5 focuses on strengthening and diversifying the local economy by providing new employment spaces across various sectors, particularly emphasising a high-value, knowledge-based economy. It outlines specific provisions for office, industrial, and warehousing spaces and promotes strategic sites for economic development.</p> <p>Furthermore, the policy supports the expansion of universities and higher education establishments, recognising their role in fostering economic</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		development. It also includes measures to manage existing employment sites, ensuring they cater to a range of employment needs and support local jobs. Importantly, the policy highlights collaboration with partners and the use of planning obligations to create employment and training opportunities for local residents, facilitating their access to new jobs.		
9.Social cohesion and lifetime neighbourhoods				
20. Does the Strategic Plan connect with existing communities where the layout and movement avoid physical barriers and severance and encourages social interaction? [For example, does it address the components of Lifetime Neighbourhoods?]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>The plan sets out a settlement hierarchy which places priority on locations for growth within and the adjoining the main built-up area of Nottingham followed by locations adjoining Hucknall and lastly at Key Settlements.</p> <p>Extensions to settlements are required to be in accessible locations. Policy 10 includes design principles which include being well connected to existing services off-site. Within the site permeability and legibility to provide for clear and easy movement is required.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
10. Minimising the use of resources				
21. Does the Strategic Plan seek to incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy 1 sets out the strong commitment to carbon-neutral development, requiring all proposals to mitigate and adapt to climate change, aligning with national targets for net-zero emissions by 2050. It emphasises sustainable design principles such as efficient use of resources, waste minimisation, and water efficiency to national standards. Additionally, it promotes sustainable lifestyles through design that facilitates active travel and accessibility to amenities via foot, bicycle, or public transport. Policy 10 complements this by requiring all new developments to make positive contributions to the public realm, enhance local identity, and support</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		resilient communities. It sets criteria for energy-efficient building orientation, materials, and landscaping, while also addressing long-term climate adaptation and integrating with green infrastructure networks. Both policies prioritise sustainability across design, construction, and energy use, aiming to minimise environmental impact and enhance overall community well-being.		
11. Climate Change				
22. Does the Strategic Plan incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No	The Plan seeks to incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures through ventilation, shading, and landscaping. Policy 1 outlines a commitment to carbon-neutral development and requires all proposals to mitigate and adapt to climate change, aiming for net-zero emissions by 2050. It promotes sustainable construction and design practices, including efficient use of resources, waste minimisation, and water efficiency. It emphasises the use of building orientation, height, massing, and landscaping to reduce energy consumption and enhance occupant comfort across different seasons. Policy 10 complements this by advocating for developments that create healthy environments and support safe communities through inclusive design and integration with green infrastructure. Both policies encourage the integration of renewable and low-carbon energy systems into new developments, promoting resilience to climate impacts and enhancing overall environmental sustainability. Together, they ensure that future buildings and public spaces in the area are designed to be energy-efficient, adaptable to	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

		climate change, and conducive to sustainable lifestyles.		
23. Does the Strategic Plan maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>Policy 1 emphasises sustainable construction and design practices aimed at mitigating climate change impacts and reducing carbon emissions, which indirectly supports biodiversity conservation by preserving natural habitats and reducing environmental degradation. It encourages the efficient use of resources, waste minimisation, and the incorporation of sustainable lifestyles that promote active travel, thereby reducing ecological footprints. Additionally, Policy 10 highlights the importance of integrating blue and green infrastructure into new developments, which includes biodiversity opportunities that enhance existing networks. It promotes the creation of high-quality public spaces and ensures that developments are designed to respect and enhance local landscape characteristics, thereby contributing positively to biodiversity conservation efforts. Together, these policies advocate for sustainable development practices that aim to safeguard and enhance the natural environment, including biodiversity, across the Greater Nottingham area.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A
24. Does the Strategic Plan consider health inequalities and encourage engagement by underserved communities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No	<p>The plan recognises that the reduction of the average size of households has led to the under occupation of properties, especially within more affluent suburbs of Nottingham, and within rural areas. Consequently, the approach taken of improving the quality of housing conditions and design can have substantial impacts on reducing health inequalities.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

Name of assessor and organisation:

Nottingham City Council - Planning Policy Team.

Date: August 2024



Report to Council

Subject: Changes to political balance and committee memberships

Date: 17 October 2024

Author: Democratic Services Manager

Purpose

Following the recent by-election in the Bestwood St Albans ward of the council, the political balance of the council has changed. As such, the allocation of seats to committees must be updated and this report proposes to make the necessary changes.

Recommendation(s)

To approve the following changes to representation on committees:

- 1) Remove Councillor Ron McCrossen from the Joint Consultative and Safety and Committee; and**
- 2) Remove Councillor Creamer from the Audit Committee; and**
- 3) Remove Councillor Welsh from the Overview & Scrutiny Committee; and**
- 4) Add Councillor Creamer to the Overview & Scrutiny Committee; and**
- 5) Add Councillor Bestwick to the Audit Committee; and**
- 6) Add Councillor Maltby to the Joint Consultative and Safety and Committee; and**
- 7) Remove Councillor Martin Smith from Overview & Scrutiny Committee; and**
- 8) Add Councillor Maltby to the Overview & Scrutiny Committee; and**
- 9) Remove Councillor Bestwick from Standards Committee; and**
- 10) Add Councillor Martin Smith to Standards Committee**

1 Background

- 1.1 In determining the membership of committees, account must be taken of the requirements of the Local Government (Committees and Political Groups) Regulations 1990 and 1991 made under sections 15 and 16 of the Local Government and Housing Act 1989. These regulations require that seats on committees and sub-committees are allocated to the political groups in a way which reflects the overall political balance of the Council. A political group is defined as a group consisting of two or more members.

Following the recent by-election in the Bestwood St Albans ward, there is a change to the political make-up of the Council, which is as follows:

Labour Group	26 (-)
Conservative Group	10 (+1)
Liberal Democrat Group	4 (-)
Independent members	1 (-1)

- 1.2 There are a total of 79 committee seats to be allocated for the 2024/25 municipal year. The allocation of seats on the committees is as follows:

Committee	Total seats	Lab	Con	Lib Dem	Ind
Planning	16	10	4	1	1
Environment & Licensing	11	7	3	1	0
Licensing Act	11	7	3	1	0
Appeals & Retirement	7	5	1	1	0
Joint Consultative & Safety	7	4 (-1)	2 (+1)	1	0
Audit	7	4 (-1)	2 (+1)	1	0
Overview & Scrutiny	13	8	3	1	1
Appointments & Conditions of Service	7	5	1	1	0
TOTAL	79	50 (-2)	19 (+2)	8	2

As a result of the by-election, the Conservatives need to be allocated two more seats across the committees of the council. The nominations for

amendments have been provided by the Labour and Conservative groups.

2 Proposal

It is proposed to make the following changes to committee memberships:

- Remove Councillor Ron McCrossen from the Joint Consultative and Safety and Committee; and
- Remove Councillor Creamer from the Audit Committee; and
- Remove Councillor Welsh from the Overview & Scrutiny Committee; and
- Add Councillor Creamer to the Overview & Scrutiny Committee; and
- Add Councillor Bestwick to the Audit Committee; and
- Add Councillor Maltby to the Joint Consultative and Safety and Committee; and
- Remove Councillor Martin Smith from Overview & Scrutiny Committee; and
- Add Councillor Maltby to the Overview & Scrutiny Committee; and
- Remove Councillor Bestwick from Standards Committee; and
- Add Councillor Martin Smith to Standards Committee

3 Alternative Options

Council may decide not to approve the recommendations as proposed. However, these proposals have been put forward by the two affected groups to ensure that membership of Committees reflects requirements in the constitution in terms of political committee make up and membership.

4 Financial Implications

There are no financial implications arising from this report.

5 Legal Implications

The legal implications are as detailed in this report.

6 Equalities Implications

There are no equalities implications arising from this report.

7 Carbon Reduction/Environmental Sustainability Implications

There are no environmental sustainability implications arising from this report.

8 Appendices

None.

9 Background Papers

None.



Report to Council

Subject: Community Governance Review – St Albans Parish Council

Date: 17 October 2024

Author: Democratic Services Manager

Purpose

To report the receipt of a petition requesting that the Council undertakes a Community Governance Review in respect of the existing parish of St Albans with a view to establishing an additional Parish Council for the Bestwood Lodge and Deer Park area of the current parish.

Recommendations:

That members:

- 1) Note the receipt of the petition and its validity; and
- 2) Agree to undertake a Community Governance Review of the Parish of St Albans; and
- 3) Agree the Terms of Reference of the review as detailed in Appendix 1, including the timetable and arrangements for public consultation; and
- 4) Agree the establishment of a cross-party group of Borough Councillors to consider consultation feedback and agree draft recommendations; and
- 5) Delegate authority to the Democratic Services Manager to finalise and publicise final draft recommendations referred to above once views of the member group have been incorporated; and
- 6) Note that a further report will be brought to Council next year at the conclusion of the review with final recommendations for approval.

1 Background

1.1 A Community Governance Review (CGR) is a review of the whole or part of an area to consider one or more of the following:

- Creating, merging, altering or abolishing parishes; and
- The naming of parishes and the style (i.e. whether to call it a town council or village council etc) of new parishes; and
- The electoral arrangements for parishes – the ordinary year of election, the

size of the council, the number of Councillors to be elected and parish warding; and

- Grouping parishes under a common Parish Council, or de-grouping parishes.
- 1.2 The Local Government and Public Involvement in Health Act 2007, sets out the principal legal framework within which councils must undertake these reviews. Guidance has also been issued by the Department for Communities and Local Government and the Local Government Boundary Commission for England.
 - 1.3 Under the Local Government and Public Involvement in Health Act 2007 (Part 4), a district council ('principal council') has the responsibility for undertaking CGRs and to decide whether to give effect to recommendations made in those reviews. In making that decision, they must consider the views of local people and, in the spirit of the Act, consider how best to provide effective and convenient local government matched to the way that people live their lives
 - 1.4 Under the 2007 Act, a principal council is required to consult both those local government electors in the area under review, and others (including a local authority such as a county council) who appear to the principal council to have an interest in the review. In the case of a Community Governance Review where a Parish Council already exists, it too should be consulted. Other bodies may include local businesses and local public and voluntary organisations, such as schools or health bodies. The principal council must consider any representations it receives as part of a CGR.
 - 1.5 A petition of 211 signatures of electors within the parish of St Albans has been received, requesting that the Borough Council conducts a CGR of the Parish of all the electors and local interested groups. The petition has been validated according to statutory guidance. It contains 211 signatures of a total electorate of 2438 from the current parish. The names of the persons signing the petition have been checked against the April 2024 electoral register. The petition also satisfies legal criteria in that it states the area to which the review is to relate and specifies one or more recommendations that the petitioners wish the review to consider.
 - 1.6 The Act requires the Council to draw up and publish terms of reference for the review, with regard to the associated legislation and government guidance. Draft terms of reference are attached at Appendix 1.
 - 1.7 The petition received proposes three recommendations, which are as follows:
 - the formation of a separate parish council for the Bestwood Lodge and Deer Park area; and
 - the new parish should keep the name of St Albans Parish council; and
 - a suggestion of a 40/60 financial split between the two councils meaning the new council in the Bestwood Lodge and Deer Park area would seek 40% of any relevant financial fund, if formed.

The detailed recommendations can be seen at appendix 1.

1.8 It is proposed that an initial consultation period of 10 weeks between October 2024 and January 2025 is allowed for submissions to be received in response to the initial proposals. All households within the Parish will be consulted, together with ward members, tenants and residents' associations, local groups and societies, schools and colleges, members of Parliament, Nottinghamshire Association of Local Councils, Nottinghamshire County Council, Local Political Parties, the Police, and local businesses. We will consult with the above participants in the following ways:

- Online surveys
- Personal letter
- Publishing details on our website
- Press releases and social media
- Ward member group meetings
- Email to relevant contacts

The responses received will then be considered by officers together with a cross-party group of Gedling Borough Councillors and draft recommendations produced. The Democratic Services Manager will have delegated authority to publish the draft recommendations. Reasonable steps will then be taken to consult all interested parties and views will be sought once more. It is proposed that this second round of consultation will last for 10 weeks between February and May 2025.

The responses received will then be considered by the Democratic Services Manager in consultation with the Member group and final recommendations will be drawn up and considered by Council in June 2025.

If approved, the recommendations of the review will be published and, if necessary, a Reorganisation Order made.

2 Proposal

It is proposed that members note the receipt of the petition and its validity; and

Agree to undertake a Community Governance Review of the Parish of St Albans; and

Agree the Terms of Reference of the review as detailed in Appendix 1, including the timetable and arrangements for public consultation; and

Agree the establishment of a cross-party group of Borough Councillors to consider consultation feedback and agree draft recommendations; and

Delegate authority to the Democratic Services Manager to finalise and publicise final draft recommendations referred to above once views of the member group have been

incorporated; and

Note that a further report will be brought to Council next year at the conclusion of the review with final recommendations for approval.

3 Alternative Options

Members could determine not to agree to undertake the CGR, but this would mean the Council would not be fulfilling their legal obligations.

4 Financial Implications

Resources would be needed from several departments across the council to successfully manage this project, such as Democratic Services, Communications, Planning and Legal.

There will be a cost in relation to the production and distribution of the proposed consultation materials. It is hoped that these costs can be managed within existing budgets as recovery of costs from the Parish Council is not possible.

We would look to use digital communications to engage with the public as much as possible but some leafleting may still be required for harder to reach residents. Distribution of this would need to be reviewed to see if we could utilise existing electoral canvassing staff to reduce postage costs or whether posting would be the most effective method. There may be additional costs, such as the placing of statutory notices.

There would be costs associated with the establishment or abolition of a Parish Council, but these would be paid for by the Parish Council directly.

5 Legal Implications

The Council is legally obliged to undertake a CGR, under the Local Government and Public Involvement in Health Act 2007, on receipt of a valid petition.

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

Appendix 1 - Draft terms of reference – St Albans

9 Background papers

None

10 Reasons for Recommendations

To fulfil our legal obligations under the Local Government and Public Involvement in Health Act 2007, which notes that councils must undertake these reviews on receipt of a valid petition.

Statutory Officer approval

Approved by the Chief Financial Officer

Date:

Approved by the Monitoring Officer

Date:

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Terms of reference – Community Governance Review of St Albans Parish Council

Introduction

Gedling Borough Council is carrying out a Community Governance Review (CGR) in the Parish of St. Albans in accordance with the Local Government and Public Involvement in Health Act 2007. The Council is required to have regard for the government guidance on CGR's and this guidance has been considered in drawing up these terms of reference.

Why are we carrying out a CGR in the parish of St Albans?

Gedling Borough Council has received a valid petition asking for the formation of a separate Parish Council for the Bestwood Lodge and Deer Park area of the parish. The petition contained 211 signatures from people indicating that they were electors of the parish. At that time of receipt of the CGR, the parish of St. Albans had 2438 local electors (based on the 1 April 2024 electoral register). Following checking of the petition it was established that it contained 211 valid signatures for the purposes of a CGR.

The petition proposes the formation of a separate parish council for the Bestwood Lodge and Deer Park area which should keep the name of St Albans Parish council and suggests a 40/60 financial split with the wording as set out below:

“Residents from the Bestwood Lodge and Deer Park Drive area are calling upon Gedling Borough Council to conduct a Community Governance Review. The purpose would be to establish a separate parish council for the immediate area.

The community recognise the distinct and different needs and aspirations living in a historic and rural country park to that of our more urban neighbours. Our residents feel that a more locally representative body would be best placed to act in the best interests of the residents and community as a whole.

Recommendation 1:

The following addresses would form part of the new parish council area due to its historic links to the Duke of St Albans, Bestwood Country park and the Emmanuel Church:

Gaunts Hill (NG5 8NF):

*Beauclark House, NG5 8NE, Bestwood Lodge Stables, NG5 8ND,
Orchard Cottage, NG5 8NF, Park House, NG5 8NF,
The Bothy Gaunts Hill, NG5 8NF The Briary, NG5 8NF
Woodside Lodge, Woodside Liveries, NG5 8NE,
Warren House, NG5 8NF, Park House, NG5 8NJ.*

Bestwood Lodge:

*Church View Close, NG5 9QP, Woodchurch Road, NG5 8NJ,
Cedar Tree Road, NG5 8NN, Pavilion Road, NG5 8NL,
Old Lodge, NG5 8NE, Heathcotes (Arnold), Redhill Farm, NG5 8NE,
Robin Hood Road, NG5 8NP Nell Gwyn Crescent, NG5 8NQ.
Bestwood Lodge Hotel, NG5 8NE,
Nottinghamshire Fire & Rescue Bestwood lodge, NG5 8PD.*

Deer Park:

*Deer Park Drive, NG5 8SA, Deer Park Drive NG5 8SF,
Roebuck Close, NG5 8RZ, Tree View Close, NG5 8SP,
Larch Road, NG5 8SB, Moss Close, NG5 8SD,
Bullins Close, NG5 8SE.*

Recommendation 2:

New council will retain the name ‘St. Albans Parish Council’. The origins of the Saint Albans Parish Council can be traced back to the descendants of the landowners, the Duke of St Albans, and have a significant historical connection dating back to King Charles II. The Bestwood Lodge and Deer Park are located within the immediate area where this heritage is rooted in the rich and storied history of the area.

The name of the parish council is vital in our role in preserving the cultural heritage and maintaining the integrity of the parish. Today, under the proposed new establishment, the new council seeks to uphold this legacy while addressing the current challenges and improving governance practices.

Recommendation 3:

The financial reserves held by the current council should be split between the two emerging parish councils on a 40/60% rate. The new council in the Bestwood Lodge and Deer Park area would seek 40% of any relevant financial fund.

Previous financial assistance given to the Warren area of the parish has failed to recognise and support those residents living in the Bestwood Lodge and Deer Park area. The new council would be seeking some equitable settlement that would recognise the disparity of previous funding. This settlement would assist in delivering a key ambition in the form of a capital project for the community of the new parish.”

What is a CGR?

The CGR is the process used to consider whether the existing parish council should be in any way modified. There are several options with regards to the outcome of the review depending on the results of the consultation. The review could recommend to Council that:

- a) There should be no change to the existing arrangements; or
- b) There should be changes to the electoral arrangements for the parish or an alteration to the number of seats; or
- c) The existing parish council should be abolished; or
- d) A Parish council should be established for one or both of the existing parish areas, and if so, the boundary, names, and the electoral arrangements for each, ie how many councillors on each and the election cycle; or

- e) An 'alternative style' for one or both of the areas should be established, eg. parish, neighbourhood, community, or village meeting.

There are two stages to the review: the first stage will gather opinions on whether St. Albans Parish Council should be divided into separate parishes for the area; the second stage will be the Council's recommendations on the way forward which the public will be able to comment on.

Who carries out the review?

Gedling Borough Council is responsible for conducting the review. A decision on whether or not to change or replace the existing Parish Council will be taken by Gedling Borough Councillors at a meeting of Full Council in July 2025.

What area is being reviewed?

The area under review is the current Parish of St. Albans, which comprises of the area known locally as the Warren Hill area which is a densely populated urban area. The parish is made up of Borough polling district GA3 which is part of the Bestwood St Albans ward and is part of the Gedling Parliamentary constituency.

This parish was made in July 2017 after undergoing a CGR which concluded to recommend a split from the previously named Bestwood St Albans Parish Council which encompassed the Bestwood Village area. The change saw the below recommendations implemented:

- Two new parishes and parish councils were created to replace the previous parish of Bestwood St Albans
- The parishes were named Bestwood Village and St Albans respectively
- The parishes were not warded
- The number of parish councillors was agreed to be 7 for Bestwood Village and 9 for St Albans
- The boundaries of the new parishes were as below



- Elections were held in May 2018 for the new parish councils, with further elections held the year after to return the parish councils to the appropriate cycle of elections for all other Gedling parishes.

In proposing any new parish arrangement for St. Albans, the Council is not bound by the area referred to in the petition, but the scope of the review can only extend to the Gedling Borough Council administrative area.

As part of the review the Council has to provide the number of electors in the area. If the Council recommends that a Parish Council/Councils should be set up, this information will be used to decide on the electoral arrangements, e.g. how many councillors on each parish council.

The Council has used the Register of electors of 1 April 2024 in providing the existing electorate figures which are:

Area	Current electors	Number of Parish Councillors	Ratio of electors to Councillors	Estimated electors in 2030
St Albans	2438	9	1:270	2550

Who will we consult?

A full consultation process will form part of the review to take full account of the views of local people. The Act requires the Council to consult the local government electors for the area under review and any other person or body who has an interest in the review and to take the representations that are received into account.

The Council will also identify any other person or body who it feels may have an interest in the review and contact them inviting them to submit their views at both stages of consultation. These will include:

- Ward members
- Tenants and residents' associations
- Local groups and societies
- Schools and colleges
- Members of Parliament
- Nottinghamshire Association of Local Councils
- Local political parties
- The police
- Current parish council members
- Adjoining parish councils

The Council will also be pleased to receive comments from any other person or body that wishes to make representations; any such person that makes representations during the initial invitation to submit proposals will be invited to make comments in respect of the draft proposals.

As required by Section 79(3) of the Local Government and Public Involvement in Health Act 2007, the Borough Council will notify Nottinghamshire County Council that a review is to be undertaken, provide them with a copy of the terms of reference for the review and will consult them on the matters under review.

We will consult with the above participants in the following ways:

- Online surveys
- Personal letter
- Publishing details on our website
- Press releases and social media
- Ward member group meetings
- Email to relevant contacts

The Council intends to clearly publish all decisions taken and the reasons for taking those decisions and will work towards the Government's view that "Community Governance Reviews should be conducted transparently so that local people and other stakeholders who may have an interest are made aware of the outcome of the decisions taken on them and the reasons behind these decisions."

With this in mind a cross-party group of Councillors will be convened to consider the responses to both stages of the consultation. The views of this group will be considered before recommendations are made to the meeting of Council in July 2025.

What matters will the review focus on?

The recommendations made in a CGR have two main objectives:

- 1) To improve community engagement and better local democracy; and
- 2) More effective and convenient delivery of local services.

The review must ensure that community governance within the area under review reflects the identities and interests of the community in that area and is effective and convenient. It must also consider any existing arrangements such as community or resident's associations or neighbourhood councils.

It may be the case that some or all of the area would be better served by other forms of community governance. The 2007 act states "In deciding what recommendations to make... the principal council must take into account any other arrangements ... that have already been made or could be made for the purposes of community representation or community engagements in respect of the area under review." Alternatives to a Parish Council include Community Associations, Residents'/Tenants Associations and Neighbourhood Forums.

The Council is anxious to ensure that electors should be able to identify clearly with the parish in which they are resident because it considers that this sense of identify and community lends strength and legitimacy to the parish structure, creates a common interest in parish affairs, encourages participation in elections to the parish council, leads to representative and accountable government, engenders visionary leadership and generates a strong, inclusive community with a sense of civic values, responsibility and pride.

Timetable for the review

Publication of this terms of reference formally begins the review, and the review must be completed within twelve months.

Action	Timescale
Terms of reference presented to Council	17 October 2024
Publish Terms of Reference	28 October 2024
Initial Consultation period	28 October 2024 – 6 January 2025
Prepare draft proposals	By 21 February 2025
Consultation on draft proposals	21 February – 2 May 2025
Deadline for submissions	2 May 2025
Prepare final proposals	2 May – 27 May 2025
Report to Council	4 June 2025
If required: Organisation of Community Governance Order	After June 2025 council meeting

How to submit your views

You can submit your views by

Going to: www.gedling.gov.uk/haveyoursay

Writing to:

Community Governance Review (Elections)
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold Nottingham
NG5 6LU

Emailing: elections@gedling.gov.uk

When will the review begin?

The review will begin on 28 October 2024.